



THE ROCKFORD HISTORIC PRESERVATION PLAN



Original Plan Adoption in 1985 by Rockford Historic Preservation Commission

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The Secretary of the Interior's Standards for Rehabilitation which can be found here:

<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

Illinois Department of Natural Resources Historic Preservation Division

State Historic Preservation Office which can be found here:

<https://www2.illinois.gov/dnrhistoric/Preserve/Pages/default.aspx>

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INTRODUCTION

"Historic preservation" is a general term encompassing a broad range of activities - from the simple protection of a historic resource to rehabilitation and, ultimately, complete restoration. It can be applied to everything from mansions to bungalows to Indian mounds to brick streets. Preservation is also defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Its intent is to protect and stabilize the property and generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. This includes sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional within a preservation project

Historic preservation is a conversation with our past about our future. It provides us with opportunities to ask, "What is important in our history?" and "What parts of our past can we preserve for the future?" Through historic preservation, we look at history in different ways, ask different questions of the past, and learn new things about our history and ourselves. Historic preservation is an important way for us to transmit our understanding of the past to future generations.

With its rich and varied history, Rockford offers much in the way of historic sites and buildings. Properly handled, Rockford's historic resources can play an important role in the City's future. Recognizing this fact, the City created the Rockford Historic Preservation Commission in 1978. Its stated purposes are to

- Identify historically significant buildings, places or areas within Rockford.
- Advise City Council on the designation of local landmarks and historic districts.
- Protect the distinctive visual characteristics of landmarks and historic districts.
- Perform any other functions that may be useful or necessary to safeguard and enhance Rockford's historic, aesthetic, architectural, cultural and community heritage as embodied in its buildings, places and areas.

The 1978 ordinance that created the Commission provides several ways for it to achieve these purposes. (The complete text of the current ordinance is listed on page 45.) It is updated periodically. These range from something as simple as the authority to carry out a survey to identify historic sites in Rockford to the more complex issues involved in acting as conservator for any landmark or historic district the Commission feels may need protection. Specific duties assigned to the Commission by the City's ordinance include the following:

- Conduct a survey of buildings, places and areas in Rockford to identify those of historic significance.
- Recommend to City Council that it designate certain improvements as landmarks, and certain areas and places as historic districts.
- Work with other individuals and organizations in matters involving historic preservation, renovation, rehabilitation and reuse.
- Advise and assist owners of historic properties on the physical and financial aspects of preservation, renovation, rehabilitation and reuse.
- Review and decide on Certificates of Appropriateness.
- Make recommendations to City Council on the exercise of eminent domain powers for the protection of a landmark or historic district.

- Act as conservator of, and therefore sue in behalf of, any landmark or historic district when it appears to the Commission that the interest of the public in the landmark or district needs protection through litigation.
- Identify and certify for historic preservation purposes such organizations to which fee titles or lesser interests in property may be granted by recommendation of the Commission.

The Commission has worked steadily to carry out these duties since its creation in 1978. During that time, it has successfully recommended 28 landmarks and six (6) historic districts for City Council designation, and has completed an inventory of historic sites in the oldest parts of Rockford.

The purpose of this plan is to define the relative roles of the City and the Commission in encouraging historic preservation; to provide guidelines for the designation of landmarks and historic districts; to educate the public; and to recommend those actions which can be undertaken by the City and/or the Commission to further private efforts to preserve historic sites and structures, including proposals for several new historic districts. When adopted, these policies, guidelines and recommendations will offer a rational way to protect, evaluate and enhance Rockford's historic resources for the benefit of present and future residents. By integrating protection of historic resources into the normal process of City government and by educating the public as to the value of these resources, the City and the Commission will help ensure preservation of Rockford's architectural heritage.

HISTORIC PRESERVATION POLICY OF THE CITY OF ROCKFORD

The Role of City Government in Preservation

One of the major stumbling blocks to engaging in an active historic preservation program in Rockford has been the lack of clear-cut policies for both the City and the Historic Preservation Commission. The policies contained in this section are designed to fill that void. And, since policies alone cannot accomplish the desired result, suggested means of implementing them accompany each policy.

- I. THE CITY SHALL RECOGNIZE PRESERVATION OF PROPERTIES OF HISTORICAL OR ARCHITECTURAL VALUE AS AN ESSENTIAL COMPONENT OF PLANNING AND DEVELOPMENT BY:
 - A. Providing for a Commission to oversee implementation of the Preservation Policy.
 - B. Maintaining a correct, current and easily accessible public record of properties in Rockford that have historical or architectural value.
 - C. Obtaining the Commission's timely comments concerning public plans, projects or improvements involving funds administered by the City which may adversely affect potential and designated districts, landmarks and properties included in the Historic Resource Inventory, before final project approval and disbursement of funds.
 - D. Encourage the rehabilitation and reuse of historic structures as an economic development tool which can help lead to further investment in the City.
- II. THE CITY SHALL STRENGTHEN INVESTMENT IN PROPERTIES OF HISTORICAL OR ARCHITECTURAL VALUE BY:
 - A. Selecting street trees, lighting fixtures and other street furniture which enhance historic districts.

- B. Investigating the feasibility of adapting properties of historical or architectural value whenever additional space and facilities for the City are required.
 - C. Assisting the Commission in locating interested parties to purchase endangered properties of historical or architectural value.
 - D. Expediting action on Commission recommendations for designation of landmarks or historic districts.
 - E. Participating in the provisions of State legislation encouraging rehabilitation of landmark buildings, including use of preservation easements and other such restrictions.
- III. THE CITY SHALL ENCOURAGE APPROPRIATE PRESERVATION OF PROPERTIES OF HISTORICAL OR ARCHITECTURAL VALUE BY:
- A. Protecting through appropriate restoration, rehabilitation and maintenance, City-owned properties of historical or architectural value, including existing brick streets.
 - B. Encouraging Rockford School District 205 to ensure to the extent possible the appropriate reuse of old schools.
 - C. Provide an updated architectural survey of all Rockford School District 205 schools.

The Role of the Commission in Preservation

- I. THE COMMISSION SHALL COORDINATE ITS ACTIONS WITH THOSE OF OTHER PUBLIC COMMISSIONS, COMMITTEES AND BUREAUS INVOLVED IN PLANNING AND DEVELOPMENT BY
 - A. Supporting other City commissions, committees, review boards and staff in their efforts to encourage preservation.
 - B. Recommending any appropriate changes to legislation that affect properties of historical or architectural value.
 - C. Commenting to the appropriate public bodies on proposed projects and developments, including the sale of public buildings, which may affect properties of historic or architectural value.
 - D. Informing itself of preservation activities of the County, State and federal government as they relate to property within Rockford, and publicizing this information to other planning and development bodies.
- II. THE COMMISSION SHALL DOCUMENT PROPERTIES OF HISTORIC OR ARCHITECTURAL VALUE IN THE CITY BY:
 - A. Overseeing compilation and maintenance of a correct and easily accessible public record of classified properties of historical or architectural value.
 - B. Publishing and making available to the public maps and other means of locating properties of historical or architectural value.
 - D. Encouraging the creation of photographic and /or drawn records of endangered properties of historical or architectural value.
- III. THE COMMISSION SHALL ENCOURAGE PRESERVATION OF PROPERTIES OF HISTORICAL OR ARCHITECTURAL VALUE BY:

- A. Providing information to the public concerning preferred methods and techniques for restoration, rehabilitation and maintenance of historic properties.
- B. Providing information to the public concerning tax benefits and other advantages associated with the redevelopment of older buildings.
- C. Publicizing sources of funding for preservation.
- D. Encouraging greater participation by lending institutions and private investors in preservation.
- E. Encouraging municipal public improvements which preserve and enhance properties of historical or architectural value.
- F. Participating in public events which explain methods of preservation.
- G. Recommending for designation as landmarks or historic districts a representative selection of districts, sites, buildings, structures and objects, including vernacular examples and publicly accessible interior spaces.
- H. Actively seeking the designation of potential prime landmarks.
- I. Working with other organizations interested in local history and /or architecture to increase awareness of preservation's goals and benefits, and to aid them whenever possible in the achievement of their goals through preservation.
- J. Identifying and certifying organizations to which fee titles or lesser interests in historic properties may be granted by the Commission.

IV. THE COMMISSION SHALL PROMOTE AND OVERSEE PRESERVATION OF LOCALLY DESIGNATED DISTRICTS AND LANDMARKS BY:

- A. Providing advice and guidelines with respect to proposed alterations to structures within historic districts or of landmarks.
- B. Adopting design guidelines for appropriate new construction and alteration of properties in historic districts, and assisting and coordinating the application of these guidelines by any Historic District Organization's Board of Review or Neighborhood Association.
- C. Reviewing proposals for new construction in historic districts.
- E. Reviewing proposals for alterations to landmarks and to structures in historic districts.
- E. Considering economic constraints when reviewing requests for Certificates of Appropriateness.
- F. Assisting owners of designated properties in obtaining financial aid when required for appropriate restoration.

How the Review Policy Would Work

PURPOSE: This policy is intended to allow the Rockford Historic Preservation Commission opportunity to comment on City actions which impact on properties listed in Rockford's Historic Resource Inventory. The Commission is in no way

empowered to delay any project unless it materially alters properties that have been designated landmarks under Chapter 113 of the Code of Ordinances of the City of Rockford.

POLICY: The Council Clerk shall notify the Historic Preservation Commission whenever any of the following actions is introduced to City Council and referred to Committee.

- Capital improvements proposed to any designated landmark or within any historic district under the jurisdiction of the Department of Public Works;
- Plans submitted by the Department of Community & Economic Development, including small-area plans;
- Development proposals submitted by a City department or agency;
- Design guidelines proposed within any historic district.

The Commission shall

- Determine if the action impacts on historic resources, and
- Notify the appropriate Committee(s) if it is preparing a statement of its concerns and recommendations, including suggested alternatives where appropriate.

WHY PRESERVE?

In considering the contents of this plan, it is important to understand why we need to preserve the physical evidence of Rockford's past. The next chapter ("Economic Factors") examines the dollars- and-cents reasons. However, the human factor is equally important.

Every viable community has an identity, a clear image of itself through which it defines itself to its own citizens and to the rest of the world. A key factor that makes any single community different from any other community is its historical development, and the most visible evidence of that development is a community's buildings and historical sites.

By preserving historic sites and structures, we retain our grasp on one of the things that makes Rockford what it is - our past. Gertrude Stein once said that "There is no there, there," in describing Oakland, California. If we do not preserve our historical neighborhoods and sites, then there will be no "there" in Rockford, either. We will become just one more "modern" American city, indistinguishable from any number of others that have succeeded in burying their past under bulldozers and new buildings.

In an era of rapid change, with new technologies altering our lives on a daily basis, physical evidence of our past can help us to recognize and hold on to our cultural and physical roots. In that way, we can maintain a clear perspective of who we are. This becomes increasingly important as the world becomes a small place, and with change coming at an ever-increasing rate.

Historic preservation not only allows us to maintain a clear picture of who we are and where we have come from, it also serves as a declaration of our pride and confidence in those roots. To preserve a record of the past for the future as something symbolic of the historic meaning of the community is an act of faith in the future as well as the past. Serious conservation is a long-term investment, not undertaken lightly.

In preserving our past, we need to concentrate not on just a few singular landmarks, but on neighborhoods as well. Most buildings in any community are of a rather ordinary nature. They may not be great works of architecture, nor buildings in which any great

event occurred or an important person lived. However, the buildings in old neighborhoods -the ordinary along with the extraordinary- often give stronger evidence of a community's history than individual landmarks can. It is here that people lived and gave expression to *their* past, giving us a clear indication of where *our* roots lie.

THE ECONOMIC FACTOR

Historic preservation involves more than just aesthetics and old buildings. It also involves money and can have a major role in a community's economy. We hope to show in this section of the plan how it can play that role.

Why Renovate?

Until the early 1980's, historic preservation usually meant the conscious selection of a few outstanding historic landmarks to be preserved as museums or institutional structures within areas which continue to change rapidly around them. The "George Washington slept here" type of criterion for selecting what is to be preserved has long prevented historic preservation from becoming a constructive part of the urban development process. However, a number of factors have contributed to a gradual change in this attitude. Among them - the realization that conventional urban renewal, i.e., demolition of old buildings in hopes that new ones will replace them, doesn't always work; rising construction costs; economic hard times in many of the nation's older cities; and an increasing awareness of our built environment as a limited resource. Also contributing to this change is the increasing number of buildings which have outlived their original purpose. They may be abandoned, vacant or used for very marginal economic activities, but in many cases, they are structurally sound, and may be suitable for recycling. (Recycling in this instance would be the conversion and outfitting of an older structure to a new use.) All of these factors have led to increased acceptance of the fact that unused but structurally sound buildings, such as vacant factories and warehouses, can be turned from a liability into an opportunity.

To make the most of this opportunity requires cognizance of the assets of older buildings. While many of these are obvious, some are not. Major assets include the following:

- The desire to build in a prime location was just as strong 50 years ago as it is today. Many times older buildings are still in what would be considered choice spots, be they downtown, along the riverfront, or in strategic locations around town. When location is combined with a distinctive architectural style, particular buildings become easily identifiable. Two of the most recent and prominent cases in point would be the Rockford Brewery Building (Prairie Street Brewhouse) and the Ziock Building now known as The Embassy Suites Hotel.
- Rehabilitation is often labor-intensive and, therefore, is not so strongly affected by the high cost of materials as new construction.
- Maintaining an existing building saves the increasingly high cost of purchasing undeveloped land. In the past, when suburban land was relatively inexpensive, new construction was often advantageous simply because of the cheapness of the land itself. The advantage of building in outlying areas is diminishing, however.
- Reusing an old building saves demolition costs. Demolition in dense urban areas (where building and safety regulations may prohibit the use of a swinging ball or other more efficient demolition techniques) can be especially expensive and time-consuming.
- Renovation of existing buildings can take less time than new construction and can take place in stages. The total amount of construction time required to renovate an existing building is generally less than the time required to construct a comparable amount of floor space in an entirely new building. It is the most environmentally friendly building option.

Existing buildings have embodied energy (or embodied carbon – the carbon emitted during a product's lifecycle) which reduces our carbon footprint and keeps building materials out of the landfill.

- Renovation can also take place year-round. A contractor, for example, can work inside during winter months, protected from harsh winter elements that would impede outdoor work on new construction sites. Obviously, a contractor undertaking a renovation need not wait until spring to dig a foundation and start work.
- A related advantage of reusing existing buildings is that one portion of a building can be rehabilitated and occupied before work is completed or even started on another portion. The consequent ability to rent out part of a building during renovation provides a source of income when it is needed most. With new construction, a developer must generally wait until virtually the entire project is completed before he can lease out space.
- Old buildings can often be acquired for a very low price. The superficial decay and poor exterior appearance of many neglected old buildings can deceive people (including knowledgeable realtors) into believing that the buildings are not structurally sound – and, therefore, not worth saving. A perceptive developer can often obtain an old building that no one else wants for an exceedingly low price and then transform it into a building that is as good as or better than new.
- People are often willing to pay competitive rental rates in renovated old buildings. The intrinsic character of old buildings, produced in part by age and craftsmanship, offers a quality rarely obtained through new construction. In addition to architectural details, older buildings offer a spaciousness and sense of human scale not always found in new construction. These sometimes visible, sometimes intangible qualities, can be important ingredients in making a development project economically feasible by improving the marketability of rentable space, attracting customers to commercial establishments and, in some cases, even translating into an increased profit margin.
- Renovation of older buildings can provide substantial tax advantages to the developer. Those benefits include:
 - Rehabilitation imposes fewer public and social costs than new construction. Maintenance and reuse of existing structures can help communities avoid the trauma caused by dilapidation, abandonment and clearance - a sequence that has needlessly victimized many neighborhoods and commercial areas. This sequence has had high social costs in dislocation of residents, economic decline and disruption of community life. In addition, because old buildings are usually located in portions of communities that have already been fully developed - and are already served by sewer and water lines, roads, schools and fire stations - renovation and adaptive use of old structures can relieve municipalities of the necessity of making additional expenditures for costly new public facilities and services.
 - By concentrating municipal capital expenditures in developed areas and encouraging and rewarding reinvestment in existing buildings, a community need not forego the opportunity to strengthen and even increase its tax base. In many communities, especially those characterized by moderate growth, the added tax base contributed by new construction may be more than offset by declines in the value and occupancy of existing buildings. The soundness of a community's tax base is determined as much by the quality, repair and use of its old buildings as by the amount of new construction generated. Rehabilitation projects can be successful in creating direct economic benefits to communities: attracting new residents and holding old ones, increasing tourist interest, bringing in new business and industry and making downtown areas attractive places in which to dine, see a movie, or simply take a stroll on a summer evening.
 - Reusing old buildings conserves energy. Old buildings represent an investment that it would be foolish to squander; an investment of energy and labor made at a time when costs were significantly lower. Demolition of these buildings requires new expenditures of energy, and their replacement even more to produce the new building materials and to assemble them on a cleared site. Moreover, older buildings can require less energy to operate than new ones since they were designed and built in an era when there was no artificial climate control.

The thick masonry walls of many old buildings retain heat much more effectively than the glass and steel used in newer structures. In certain cases, the tall windows of old buildings (which open, unlike those in so many new buildings) and high ceilings may provide so much natural ventilation and sunlight that total expenditures required for lighting, mechanical ventilation and air conditioning systems may be reduced.

- Many older buildings are of generally sound construction. Often masonry, wall-bearing structures, they may, in many cases, be considered overbuilt by contemporary standards.

Increased Property Values

Some property owners within historic districts stated they their property values were lower because they had to contend with guidelines imposed on the historic district. As a result, the preservation commission conducted a study in 2008 to examine property values in the four residential historic districts. Based on research of the Winnebago County Geographic Information System (WinGIS) and the records of the Rockford Township Assessor, the study concluded that the exact opposite was the case. Properties located within a historic district generally performed better than equivalent properties in comparable neighborhoods. Not only were the districts protecting the unique historic resources but they were also protecting the owner's financial resources as well.

Federal Tax Benefits

As was mentioned above, significant tax benefits can accrue to the developer in renovating an older building. . The amount of benefits and procedures for obtaining investment tax credits (ITC) can be found here: <https://www.nps.gov/tps/tax-incentives.htm>.

There are 4 factors that can help you decide whether your rehabilitation project would meet the basic requirements for the 20% tax credit.

- The historic building must be listed in the National Register of Historic Places or be certified as contributing to the significance of a "registered historic district."
- The project must meet the "substantial rehabilitation test."
- The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation.
- After rehabilitation, the historic building must be used for an income-producing purpose for at least five years. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

Additional information on these factors can be found here: <https://www.nps.gov/tps/tax-incentives/before-apply/eligibility-requirements.htm>

These tax credits are deductions from the actual amount of taxes owed, not deductions from gross income before calculating tax liability. Thus, the rehabilitation tax credit is actually a dollar-for-dollar tax saving and a very significant factor in planning any rehabilitation project. In addition to tax credits, substantial benefits are available through provisions of the Modified Accelerated Cost Recovery System in which owners are allowed to recover the cost basis of certain assets that deteriorate over time.

The tax act does, of course, establish requirements that must be met before tax credits will be allowed. An investment credit can be claimed only if there has been "substantial rehabilitation" of the property. Rehabilitation costs must exceed the greater of either \$5,000; or the sum of capital improvements plus building acquisition costs, less land cost and depreciation. (This latter amount is referred to as the taxpayer's adjusted basis in the property.)

The rehabilitation must be completed within a designated timeframe in order to take advantage of the tax credit benefits. The tax credit program has ever-changing language and developers should always consult the current federal guidelines.

The substantial rehabilitation test may disqualify some types of rehabilitation projects. Since the rehabilitation costs may equal the adjusted basis, less extensive upgrading will probably not qualify for the credit (unless the taxpayer has owned a building for many years and reduced the basis by taking substantial depreciation). This criterion may encourage the acquisition of undervalued or badly deteriorated structures or those buildings being converted to new uses that require extensive alterations.

Since benefits for rehabilitating historic structures are greater, requirements are stricter than for "non-historic" buildings and must conform with the Secretary of the Interior's Standards for Rehabilitation. (<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>.) Rehabilitation work on a historic structure must be certified by the state historic preservation officer before a credit may be claimed. The owner of a designated historic building cannot elect to take a smaller credit to avoid complying with local and federal standards for historic preservation renovations.

The age or historic value of all structures must be determined before a property owner can claim the ITC. Applications and requests are first submitted to state historic preservation officers who investigate and then forward the request, along with a recommendation of approval or denial, to the appropriate National Park Service regional office. The National Park Service makes the final decision and notifies the property owner directly. This process takes about 90 days. The application process can be found here: <https://www.nps.gov/tps/tax-incentives/application-process.htm>

For properties not yet designated as landmarks or contributing to the significance of a historic district, the nomination process can take as long as six months. However, property owners can receive a preliminary National Register certification and review of the proposed work before the nomination is completed.

Owners of qualifying income-producing properties may take the investment tax credit. The owner may claim the credit if the renovated premises are leased to and used by a tax-exempt organization or government entity. This may encourage pioneer renovations in areas which are less likely at the outset to be commercially successful because the owner faces less risk in obtaining the building and finding a lessee.

For-profit lessees may claim an ITC on qualified rehabilitations which they undertake themselves as long as at least 15 years remain on their lease from the date the work is finished. Property owners should be aware that they may have to pay back a portion of the tax credit if they dispose of the rehabilitated property too quickly. The taxpayer must retain title for five years after completing the renovation to avoid having to reimburse the credit to the IRS. If the property is sold less than a year after being renovated, the owner must reimburse 100 percent of the ITC. The amount of the credit for which the taxpayer is liable decreases by 20 percent a year for structures held between one and five years.

Illinois Tax Benefits

The federal tax credits are geared primarily to commercial and industrial enterprises. Administered by the Illinois Historic Preservation Division of the Department of Natural Resources, the Illinois Historic Preservation Tax Credit Program is also available for residential structures as well. Information on the tax credit program can be found here:

<https://www2.illinois.gov/dnrhistoric/Preserve/Pages/statecredit.aspx>

Local Examples

The grandest example of a local renovation project would be the Coronado Theatre (314 North Main Street) that occurred two decades ago. Considered one of the best preserved atmospheric "movie places" of the 1920's, the Coronado is the crown jewel of Rockford's Local and National Landmarks. The two largest renovation projects in the last decade would be the Ziock Building now known as the Embassy Suites Hotel (416 South Main Street) and the Rockford Brewery also known as the Prairie Street Brewhouse (200 Prairie Street). Much hope and anticipation still remains in a large-scale redevelopment of the Barber Colman site (1200 Rock Street) despite a major setback with the previous partner. However, we have seen numerous other rehabilitation projects that have occurred and show what the possibilities are. These include the following:

- Brown Building (226-228 South Main Street):
- Metropolitan Hall (328 East State Street):
- Trust Building (206 West State Street): Designed by Daniel Burnham
- Turner School (1410 Broadway): Now home to District 2 Police Headquarters
- Valencia Apartments (518 Fisher Avenue): Designed by Jesse Barloga. Reduced the density as a part of the remodel.

These are just a few examples of what can be done with old commercial and industrial buildings. In looking at the old Historic Resource Inventory, which contained over 750 sites, the potential for future "recycling" of old buildings in Rockford appears to be enormous. We know this number has gone down over the past 36 years due to demolition, neglect and fire but the number is still thought to be quite significant.

THE SURVEY AND HISTORIC RESOURCE INVENTORY

The Commission recognized the need for an inventory of historic properties soon after it was created. However, because of funding difficulties, it was three years before survey work could be completed in Rockford's oldest areas.

Work on the inventory began with a complete survey within Rockford's 1859 boundaries. An 1859 map from a Winnebago County atlas served as the basis for boundaries. The map shows all existing structures in the City at that time, thereby providing a good base of information. The survey recorded each building within the area, incorporating previous survey work where possible. The building-by-building survey method, impractical for large areas of the City, was used here because it offered the best chance of discovering obscure historic buildings in the oldest sections of Rockford, and because it served to acquaint researchers with the range of building types and styles present in Rockford.

Once work within the 1859 boundaries was completed, it was decided to develop a survey method appropriate for all future survey work, one which would not involve a record for each building. This method was tested within the next historically verifiable City boundaries, those of 1871. Revised in light of field conditions, the method was finalized as-the survey method described below. To be sure that the Inventory includes all known historic resources, the results of two previous surveys were reviewed in the field. These were the surveys conducted by the Illinois Department of Conservation in 1974, and the Illinois Historic Structures and Historic Landmarks Surveys. Further research was conducted to locate other known historic buildings and sites, and to identify any historical significance associated with structures identified solely on the basis of their architectural significance. The results of this research and review of sites outside the survey area were included in the Inventory so that it now includes most of Rockford's significant historic resources and shows a broad range of types and styles.

The Commission now recognizes the need to update this inventory. The City has recently submitted an application for a CLG Grant that would assist with an updated survey of the commercial and industrial buildings constructed between 1850 and 1930. This would be a huge step forward in achieving that goal. The residential structures would be the next logical step as soon as funding sources can be made available.

Criteria were developed for rating each item in the Inventory in accordance with standards of the U.S. Department of the Interior for landmark designation. Historic properties fall within one of the following categories:

Rank 1 properties are eligible to be Rockford landmarks and to be on the National Register of Historic Places. (For an explanation of the National Register, see page 59)

Rank 2 properties are also eligible to be Rockford landmarks and may be eligible for the National Register.

Rank 3 properties are important properties in a historic district; and they may be eligible for local landmark status or to be on the National Register if new, significant historical information about them comes to light.

Rank 0 and **Compatible** properties are buildings that contribute to the character of a historic district.

See the chart below for an explanation of the criteria used to determine rankings.

SURVEY RANKING CRITERIA

Rank 1 To obtain a Rank 1 designation, a structure or site must retain the integrity and spirit of the original design and it must meet at least one of the following criteria:

- The structure predates 1860.
- The structure is an exceptional example of a historic style, or one of the few remaining in Rockford.
- The structure is an architectural curiosity or picturesque work.
- The structure or site has known historic significance.
- The structure was designed by a nationally or locally well-known architect or master builder.

It must also meet one of these criteria:

- By virtue of its location or activities held there, the structure or site is a current or former focal point of life in Rockford.
- The structure or site is intimately associated with key events in Rockford's history.

Rank 2 To obtain a Rank 2 designation, a site or structure must meet most of the same criteria as for Rank 1 designation. The only exceptions are that it need not meet either of the final two criteria listed above for Rank 1.

Rank 3 To obtain a Rank 3 designation, a structure or site must fulfill one of the following criteria:

- The structure is a good example of a historic style, retaining the spirit of the original design.
- The structure shows evidence of original materials and/or workmanship which have intrinsic value themselves.
- The structure or site adds distinctiveness and character to the neighborhood or street.

Rank O To obtain a Rank O designation, a structure or site must meet one of the following criteria:

- The structure is a fair example of a historic style, with some distinctive characteristics.
- The structure has not retained its original spirit and design, but does retain historic significance.
- The structure or site is an important feature of the neighborhood (such as a church, corner stone or other distinctive site).

Rank C To obtain a Rank C (or Compatible) designation, a structure or site must be a fair example of a historic style that is compatible with other historic structures in the neighborhood

The City's Construction and Development Services Division has a duplicate of the historic survey file so that when a property owner applies for a building permit for alterations or demolition on a historic site, the Commission can be notified. At the same time, the owner can be given an information sheet describing the property's historic value and the possible benefits and implications of local or national landmark status.

Copies of the files are available to the general public in the Local History Room of the Rockford Public Library. One copy is arranged by function/style, the other by address. They can be found here: <https://www.rockfordpubliclibrary.org/local-history>

Survey Methodology

The Historic Resource Inventory already contains most of the structures suitable for landmark status in Rockford. Future survey work should be aimed at discovering the historic character of neighborhoods, including those already surveyed, so that this character may be maintained, and at expanding the geographic coverage of the survey. Accordingly, history should guide the selection of boundaries for survey work, even if planning or other priorities determine that an area of later date should be surveyed before areas of an earlier date. Rockford's growth from 1859 to 1930 should serve as a guide in determining the relative age and potential survey boundaries of the City's different residential areas.

Commercial areas may be surveyed separately as long as research to determine the dates of commercial development is done beforehand to acquaint surveyors with the area's historic character. Survey boundaries should define an area which was developed largely during a single time period.

Surveyors should have had some academic training in history. This will ensure that evaluation of a building or area is not made solely on architectural or aesthetic considerations. The best available sources of surveyors are local colleges offering degrees in history and architecture/art history. Following consultation with professors, voluntary survey work could be encouraged by its acceptance as a class project in some classes, or could even form the basis for a class in local architectural or developmental history. Surveyors should review the description of survey work and other relevant materials which follow.

Survey work should begin with research of the area to be surveyed. Its dates of intensive development should be ascertained, along with its relationship to commercial, industrial or transportation developments. The area should be located on old maps to discover possible location of structures predating the period of intensive development. The Historic Resource Inventory should be consulted so that the surveyor is aware of previously identified resources. A list of potential historic sites identified through research should be prepared so that they may be recorded in the field.

Architectural styles likely to be encountered by the surveyor should be reviewed so they can be readily identified. A one or two-paragraph history of the area should then be written as a guide. All references consulted should be compiled in a bibliography.

Before the fieldwork is begun, the survey should be publicized by a notice in the newspaper and by a letter to any neighborhood groups. Any historical information volunteered as a result of this publicity should be considered in the survey work.

Fieldwork should identify significant architectural continuities and record individual sites for possible inclusion in the Inventory. The surveyors should walk all public ways within the survey area, examining each structure. Notations of architectural continuities should consider building styles, types, scale, setbacks and spacing as well as lot size, streetscape and natural features. A small report on the survey area's character referring specifically to each of the above should be written upon completion of fieldwork, noting also any sharp differences within the area. Individual properties should be recorded only if they seem to fit any of the survey ranking criteria described above on page 15. The survey form shown on page 62 should be used to record individual properties, and suitable photographs of each structure recorded should be taken.

Once fieldwork is completed, further research on individual properties discovered by the survey should be done to assess their relative importance. Individual properties should be compared to like styles and types found in the Historic Resources Inventory, and their rank reevaluated accordingly. The area's short history should be rewritten to take into account fieldwork and further research. This history, the report on the area's architectural and physical character, and the individual properties should be presented to the Commission for review. Once reviewed, individual properties may be added to the Inventory and copies of the history and reports made available for public use. The Commission will be able to use information gained from this expanded survey to recommend designation of additional landmarks or historic districts.

GUIDELINES FOR ROCKFORD LANDMARKS

Rockford's historic preservation ordinance defines a landmark as a property "worthy of rehabilitation, restoration, and preservation because of its historic significance to the City of Rockford." A landmark may establish a sense of time and place unique to Rockford; exemplify or reflect the cultural, social, economic, political or architectural history of the nation, State or City; or represent distinguishing characteristics of an architectural type which are inherently valuable for studying a period, style, method of construction, indigenous materials, or unique craftsmanship.

The major effect of the ordinance on properties that are designated as landmarks is to require that any modification that materially alters the exterior of a landmark must first receive a Certificate of Appropriateness from the Commission. In addition, any site nominated for landmark designation must also receive a Certificate before any building permits may be issued for it during the nomination process.

A Certificate of Appropriateness is a statement signed by the Secretary of the Commission verifying that the Commission has reviewed the application for alteration or demolition and found the proposal appropriate to the general character of the landmark. The Commission can only consider alterations that would be visible to the public from a public street or building. It cannot deny any alteration that would not be subject to public view. Upon receipt of the Certificate, the requested action may be taken, subject to all applicable Building, Fire and Zoning Codes.

Guidelines

To be a city landmark, a structure or site must retain the integrity and spirit of the original design. It must also fulfill one of the following criteria:

- The structure predates 1860;
- It is an exceptional example of a historic or vernacular style, or one of few remaining in Rockford;
- It is an extraordinary curiosity or picturesque work;
- It is the work of a nationally famous architect;
- It is an outstanding example of work, or the only known example of work by a locally well-known architect or master builder;
- The structure or site has a known historic significance because it is the property most closely associated with the life or activities of a major historic person, organization or group (including ethnic groups);
- The structure or site has known historic significance because it is the property most closely associated with a notable historic event;
- The structure or site is of a type or is associated with a use once common but now rare;
- The site has yielded, or may be likely to yield, information important in prehistory or history; or
- By virtue of its location or activities held there, the structure or site is a current or former focal point of life in the city.

Landmark Designation Process

Any person or organization - including the Rockford Historic Preservation Commission - may request that a building, place or area be designated a landmark. It is the applicant's responsibility to demonstrate convincingly to the Commission the applicability of one or more of the criteria outlined above, providing ample documentation to support all statements and assertions.

After it has received a complete application for landmark designation of a property, the Commission holds a public hearing on the matter. Within 30 days of the hearing, it must submit a written report to interested parties and to City Council. The report to Council includes the Commission's recommendation on landmark status. It is then up to Council to actually designate a property as a landmark. The final step in the process is for the Commission to record a copy of the ordinance designating the landmark with the deed to the landmark site in the County Courthouse.

Existing Landmarks

Thus far, the City of Rockford has designated the following twenty-eight (28) sites as local landmarks.

- *Graham-Ginestra House*, 1115 South Main Street: On the National Register of Historic Places, Built in 1857, it is an example of the transition between the Greek Revival and Italianate architectural styles. (See page 41 for definitions of the various styles.) Only two families owned and lived in it from 1857 to 1978.
- *Herrick-Logli Cobblestone*, 2127 Broadway: Built in 1847, it is one of the oldest surviving buildings in Rockford. The style is Greek Revival.
- *Lake-Peterson House*, 1313 East State Street: Built in 1873, it is considered one of the top 30 structures representative of the Victorian Gothic style in Illinois.
- *Coronado Theatre*, 312-324 North Main Street: Listed in the National Register. Built in 1927, the Coronado is one of the best preserved "movie palaces" of the 1920-1930 period. It contains a mixture of motifs - Spanish, Italian and French architecture; Italian sculpture; and Chinese, Egyptian and Persian art.
- *Freeman School*, 910 Second Avenue: Built in 1893 in the Romanesque Revival style, the school was converted to office use in the early 1980's. It is currently vacant.
- *Midway Theatre*, 721 East State Street: When the Midway opened on August 3, 1918, it was one of the largest movie houses built at that time. Its architectural style is Spanish Renaissance. The theater was partially damaged by fire in August 1980 but was repaired. Then, the roof collapsed on the theater in 2010. The roof was replaced but it has remained vacant since that time.
- *Anderson Building*, 803 North Church Street: Built in 1967 in the mid-19th century Italianate style, this is the only remaining building of Connie's Flowers and Dress Shop.
- *Tinker Swiss Cottage*, 411 Kent Street: Built in 1869 as the home of Robert H. Tinker, the cottage is an exceptional example of vernacular, picturesque cottage style. All of the original furnishings remain.
- *Burpee Museum of Natural History*, 737 & 813 North Main Street: These two buildings actually housed separate museums for many years. The 737 building was built in 1854 by local craftsmen as an Italianate house. The house at 813 North Main Street was built in 1893 by William Fletcher Barnes, one of the founders of W. F. & John Barnes Company. It was later bought by the Rockford Park District in 1937 and converted to its present use.

- John Erlander Home, 404 South Third Street: The home was built in 1871 as the residence of John Erlander, one of Rockford's earliest settlers, and a business and civic leader. It is an excellent example of the 19th century Italianate architecture style popular at that time.
- Times Theatre, 222-230 North Main Street: Built in 1938, this is one of two remaining examples of Art Moderne movies theaters in Rockford. It is currently vacant.
- 7th Street Train Depot, 701-703 7th Street: Built in 1911 by renowned railroad architect Charles Frost, the significance of this passenger depot lies in the fact that it was one of two older remaining train depots in Rockford at the time it was designed.
- Four Squires Building, 203 West State Street: This is actually two buildings combined into one in the 1920's by W.T. Grant when they replaced the original Italianate design with the existing Art Deco façade.
- West Middle School, 1900 North Rockton Avenue: This was originally built as West High School in 1939 as part of the WPA project. While the basic design was by Gilbert Johnson, the exterior façade was designed by Jesse Barloga in the Art Moderne style.
- East High School, 2929 Charles Street: East High School was also built at the same time as West High in 1939, also a WPA project. The same basic interior design by Gilbert Johnson was used, but this time the exterior façade was designed by Willis Hubbard.
- Garrison School, 1105 North Court Street: The original part of Garrison was built in 1887 with a Romanesque façade and Queen Anne details. The school is an excellent example of a late Victorian elementary school. It was rehabilitated into condominiums.
- Liebling Building, 330 North Main Street: This is an excellent example of the Art Deco style with a stunning tribute to the artistry of terra cotta masons at the time it was built in 1930. It is now used as a part of the Coronado Theatre.
- Shumway Market Building, 713 East State Street: Built in the 1920's, its uniqueness stems partly from the purpose for which it was built - to serve as a "public comfort" station – and partly from its simple but elegant design. It is currently the home of the Rockford Area Arts Council.
- Illinois National Guard Armory, 605 North Main Street: Built in 1937 and designed by local firm Bradley & Bradley, the Armory is an excellent example of the 1930's Neo-Gothic Art Deco architecture. It is currently vacant.
- Rockford City Hall, 425 East State Street: Built in 1926 as the Manufacturer's National Bank, this exterior façade of limestone with a polished granite base, Corinthian pilasters, elaborate cornice and other terra cotta ornamentation has been the exclusive home of City Hall since 1968.
- Winnebago County Courthouse Annex, 403 Elm Street: This Classical Revival building was constructed in 1916 as an annex to the Winnebago County Courthouse. It is, unfortunately, the last remaining example of the type of design on what was once known as Courthouse Square.
- Chick House, 119-123 South Main Street: Built in 1857, it is one of three remaining pre-Civil War commercial buildings in downtown. The majority of the building is vacant.

- Elks Club Building, 210 West Jefferson Street: Built in 1912 as the home of Elks Club, this Prairie Style structure has classical elements including the arched windows and porche cochere. It was designed by Lawrence Buck, one of four architects that worked with Frank Lloyd Wright at Steinway Hall. It is currently vacant and in dire need of rehabilitation.
- Abraham Lincoln Junior High School, 1500 Charles Street: Built in 1927 and designed by Gilbert Johnson, Lincoln is an exceptional example of the Classical Revival style of architecture.
- Beyer Stadium Ticket Gatehouses, 311 15th Avenue: The gatehouse and steps are all that remain of Beyer Stadium, the home of the Rockford Peaches. The Peaches were a charter member of the All-American Girls Professional Baseball League, the first professional sports organization for women in the United States.
- Booker Washington Center, 524 Kent Street: This was originally built as Kent School in 1858 but its most significant importance is when it became a center for Black culture in 1916 with the founding of the Colored Servicemen's Club which was formed at Camp Grant. The name of the club was changed to the Booker T. Washington Center in 1919 to aid black servicemen coming home from World War I.
- Witwer House, 504 North First Street: Built in 1876 for Mr. & Mrs. Benjamin Witwer, this Victorian Gothic home is a great example of a upper middle class home of the 1870's. It also features a carriage house built in 1879 and one of a few constructed of brick.

The Rockford Historic Preservation Commission originally planned to proceed with the designation of the top ranked sites in the Historic Resources Inventory as local landmarks. They will begin with those ranked "1" (eligible for local landmark status and to be on the National Register), and then move on to those ranked "2" in the Inventory (eligible for local landmark status and, possibly, the National Register). The properties ranked "1" are listed below. Many of the structures on the original list were removed because of demolition, destruction by fire or were altered so significantly that they lost their historical significance.

Sites & Structures Proposed for Landmark Designation

Address	Name (Year Built)
1005 Ferguson Street	St. Anthony's Church (1929)
104 North Madison Street	East Side Inn (1889)
121 South Madison Street	Germania Hall (1890-1901)
211 North Main Street	Memorial Hall (1903)
401 South Main Street	Old Post Office (1932)
501 North Prospect Street	Spafford Estate (1862-64)
601 North Prospect Street	Spafford Cottage (1862-64)
1149 Railroad Avenue	Forest City Furniture (1882)
99 East State Street	News Tower (1929, 1931-32)
618-632 East State Street	Faust Hotel (1927)
206 West State Street	Rockford Trust Building (1906, 1928)
178 South Winnebago Street	St. Mary's Church (1887)
130 South First Street	Old City Hall (1904-07)
228 South First Street	Wheeler House (1843-46)
225 South Third Street	First Evangelical Lutheran Church (1883)
510 South Third Street	Gilbert Woodruff House (1857)
1902 Seventh Street	National Lock Company (1919-20)

GUIDELINES FOR HISTORIC DISTRICTS

The purpose of creating historic districts is to go beyond protecting individual landmarks to a concern for protecting cohesive neighborhoods or districts that still retain a measure of their original character. To quote the former mayor of Seattle, " ... there is a qualitative difference between old and new buildings. It is much more than a difference of age, or even in style of architecture. It is a matter of history - a historical perspective that gives us the depth of vision to better understand where we are by knowing where we have been."

Historic districts, even more than landmarks, help provide that historical perspective that differentiates Rockford from every other city across the country. They provide an overall impression of an era, combining focal buildings, lesser structures, streets, open spaces and landscaping.

Guidelines

To be designated a historic district in Rockford, an area must be a geographic area definable by natural or existing improved boundaries. The area must contain one or more landmarks, and other buildings or sites that contribute to the overall visual characteristics of the landmark(s); and/or buildings or sites which, as an aggregate, have historical significance for Rockford in:

- Establishing a sense of time and place unique to Rockford; and/or
- Exemplifying or reflecting the cultural, social, economic, political or architectural history of the nation, State or City; and/or
- Representing distinguishing characteristics of an architectural type which is inherently valuable for studying a period, style, method of construction, indigenous material or unique craftsmanship.

By either definition, the structures and/or sites within a historic district must be of sufficient historic significance to be worthy of rehabilitation, restoration and preservation.

Historic District Designation Process

Any person or organization may submit a petition to the Commission requesting that an area be designated a local historic district. The petition must contain the names of at least 66 percent of the property owners within the proposed district. The filing fee is found in the application form and instructions which are updated yearly.

After going through the necessary steps to ensure that all materially interested parties have been notified, the Commission holds a public hearing on the request for designation. Anyone present at the hearing may speak on the proposal. Following the hearing, the Commission submits a report to City Council. (A copy of the report also goes to anyone who asks for it in writing.)

If the Commission recommends designation, the appropriate committee of City Council and, ultimately, the full Council review the request. Formal designation is granted by ordinance.

Within five working days of official designation, and on a yearly basis thereafter, the Commission's Secretary notifies all property owners within the historic district that the area has been designated as such. This notice also informs property owners that they must have a Certificate of Appropriateness before they can obtain a building permit or otherwise materially affect the exterior appearance of their property.

It should be noted that the requirement for a Certificate of Appropriateness also applies to property within a proposed district throughout the designation process. For example, if petitions for a new district are submitted, then all proposed exterior work on any

property would be treated as if it were within a historic district and a Certificate of Appropriateness would be required. If City Council were to deny the request for designation, the requirement for a Certificate would end at that point.

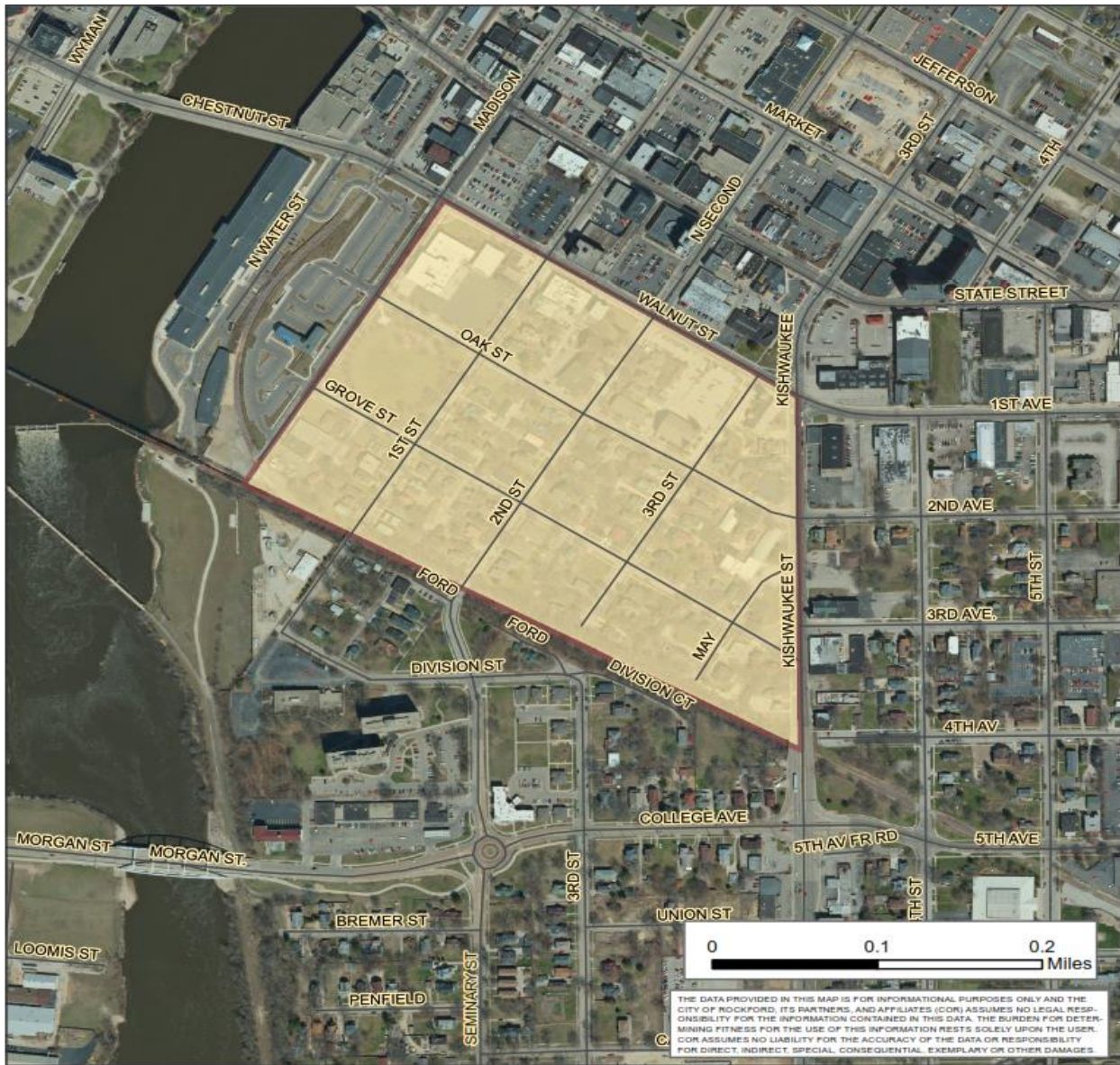
Conservation Districts: Variation on a Theme

Some neighborhoods are interested in preserving the general character of their area, but do not wish to go the full step to historic district status. One possibility of a middle ground is the concept of conservation districts. They differ from historic districts in that historic districts are based strictly on historical and/or architectural criteria, while conservation districts can be based on neighborhoods with a variety of historic resources. In addition, the latter require fewer controls because it is only the general neighborhood character which is to be preserved, not the specific historical elements of the structures. Normally, only demolition and new construction are reviewed in conservation districts. As a flexible tool to encourage preservation and to stabilize neighborhoods, conservation districts would be a valuable addition to Rockford's historic preservation efforts. The Commission would like to investigate the possibility of creating this concept in Rockford in the future as a way of preserving the integrity of some neighborhoods without imposing strict guidelines.

Existing Historic Districts

The City of Rockford has designated six areas as historic districts. Four of the districts are residential and two are commercial. The districts are described in detail along with a map of each district so they are easily identifiable. They are as follows:

- **Haight Village (1980):** Rockford's first historic District, Haight Village includes the area bounded by Walnut, Kishwaukee and South Madison Streets and the tracks of the Chicago Northwestern Railroad. This area formed the southeast corner of newly incorporated Rockford in 1839. It is the only section of the original square mile settlement to remain intact as a residential area.



City of Rockford Historic Districts 2021

Haight Village



Map Produced: June 2021

- **Garfield Avenue (1982):** The 600 through 900 blocks of Garfield Avenue make up Rockford's second historic district. Homes in the District represent a variety of architectural styles, some dating back almost to the turn of the century. Many of the homes contain examples of craftsmanship unique to the early 1900s.



City of Rockford Historic Districts 2021

Garfield Ave



Map Produced: June 2021

• **Indian Terrace (1984):** The significance of the Indian Terrace Historic District lies partly in its unique street pattern and the siting of its buildings, and partly in its physical integrity. With the exception of one vacant lot, it exists today as an intact, early 20th-century urban neighborhood. It derives its character not from a large number of structures of landmark quality, but from a homogeneous blend of architectural styles with similar massing, scale and proportion. The District also contains visual evidence of another culture in the Indian mounds in Beattie Park.



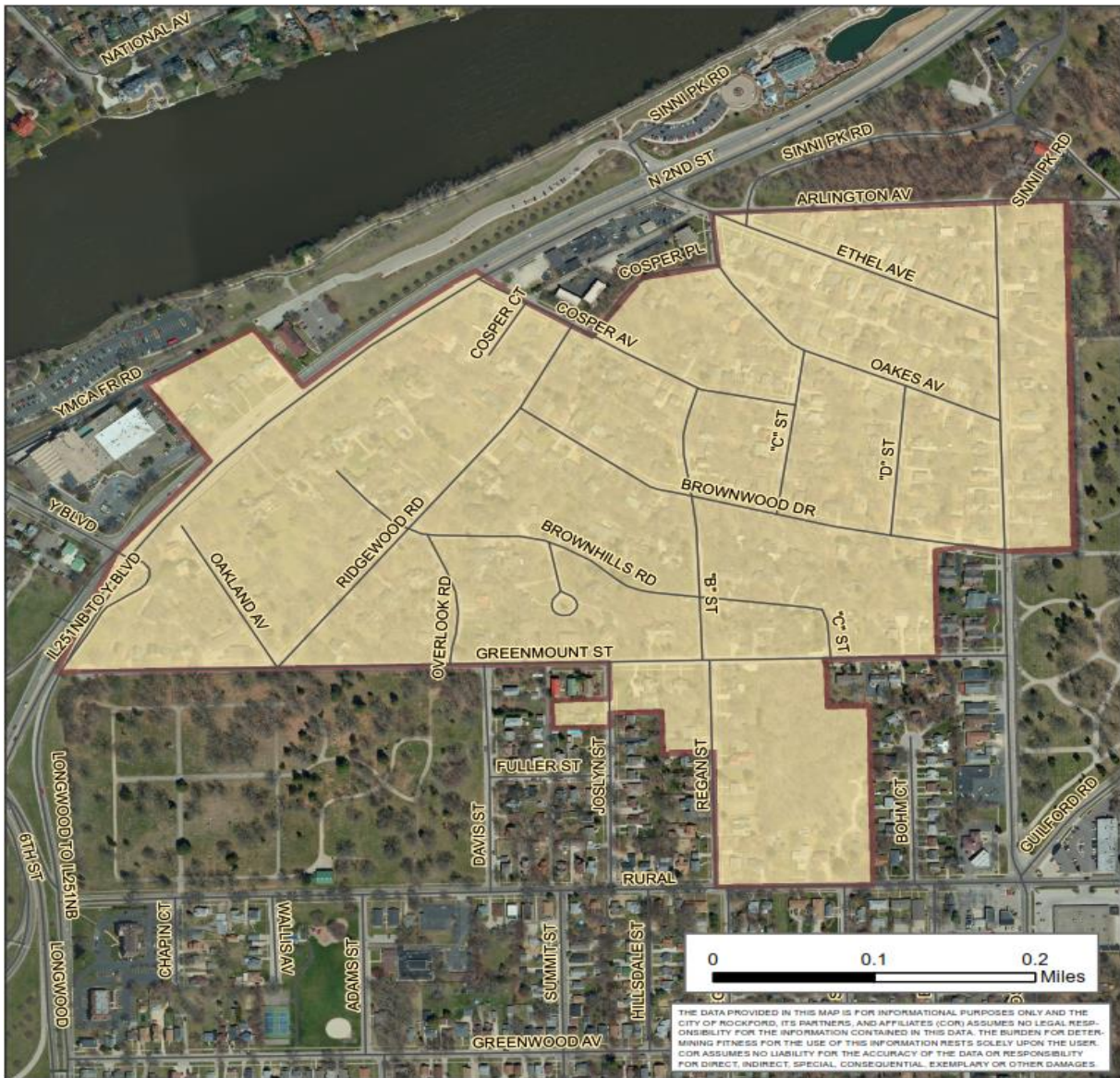
Historic Districts 2021

Indian Terrace



Map Produced: June 2021

• **Brown's Hills-Knightsville (1984):** This District was settled in the 1850s and 1860s by Horace Brown, for whom Brown's Hills is named, and Major Elias Cosper, who subdivided his land with the aid of B. A. Knight and established Knightsville in 1889. The latter was a Swedish community established for the sole purpose of providing housing adjacent to the Skandia Furniture Company for the Swedish workers. The population consisted of five families, four of them interrelated, and the relatives they brought over from Sweden. In 1922, Brown's Woods, south of Knightsville, was subdivided and became the address of many of Rockford's prominent citizens. These two areas have combined into one closely-knit and well-kept neighborhood still isolated from the rest of the City by natural boundaries.



City of Rockford Historic Districts 2021

Brown's Hill/Knightsville



Map Produced: June 2021

• **Northeast State & Main Historic District (1993):** This unique historic district differs from the other four in that it is comprised solely of commercial buildings as opposed to predominantly residential ones. Its primary significance lies in the fact that it contains the last block on downtown West State Street that is still intact with pre-Urban Renewal buildings. Collectively, the buildings represent a period of history when individual buildings with their own individual architectural integrity stood side by side. Individually, they possess a variety of historical and architectural qualities with one – the Four Squires Building – being designated as an individual landmark as well.



Historic Districts 2021

North East State & Main Street



Map Produced: June 2021

• **Peacock Brewery Historic District (2009):** Rockford's most recently created historic district is a testament to the historic brewing industry in Rockford. It consists of only two buildings, the Peacock Brewery and the Brew Master's house. The original Brew House building, also known as the Ice House, was constructed in 1857 and consists of masonry bearing stone and brick material on the exterior. Additions were added to the original structure including the Malt House, the Brew House and the Bottling House. The brewery buildings are largely intact with original architectural details and materials. The Brew Master's house is a Greek Revival Design and is constructed of indigenous local limestone. It was built from 1845-1846. An addition for the office of the brewery was built in 1902 and consists of brick masonry. The Brew Master's house has managed to maintain its architectural integrity for over 150 years. This historic district is also listed on the National Register of Historic Places.

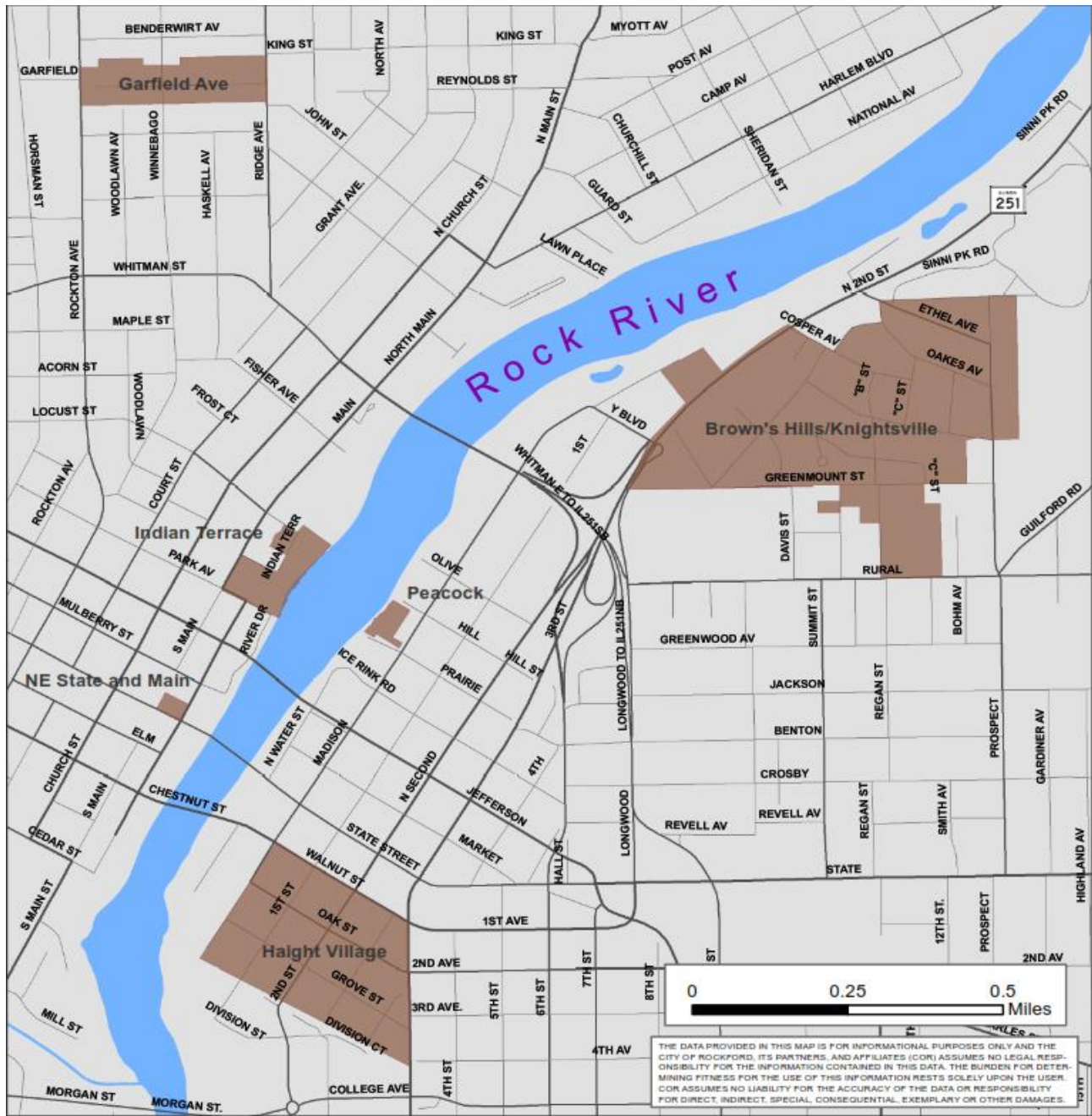


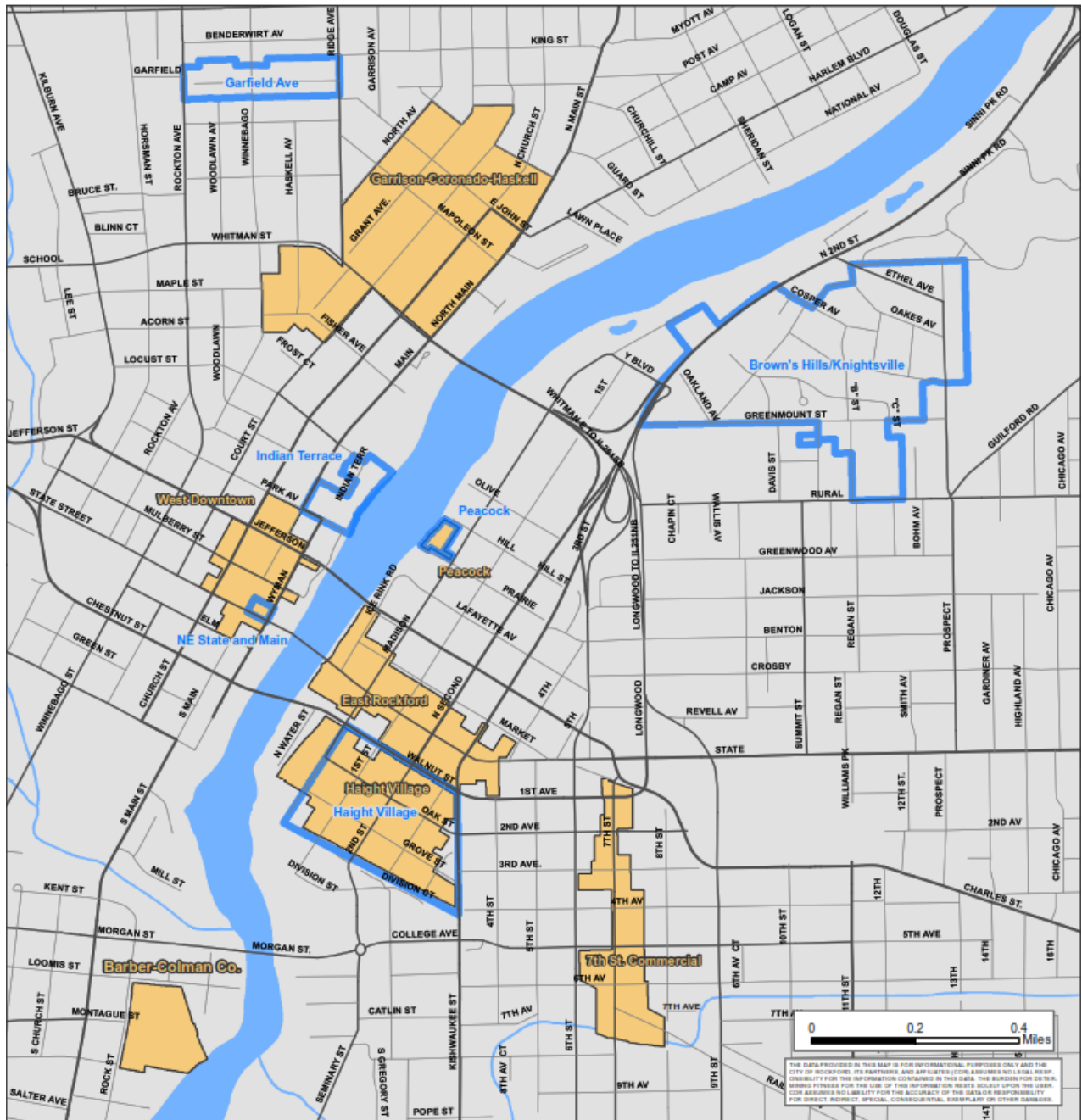
Historic Districts 2021

Peacock



Map Produced: June 2021







Historic Districts & National Register Districts 2021

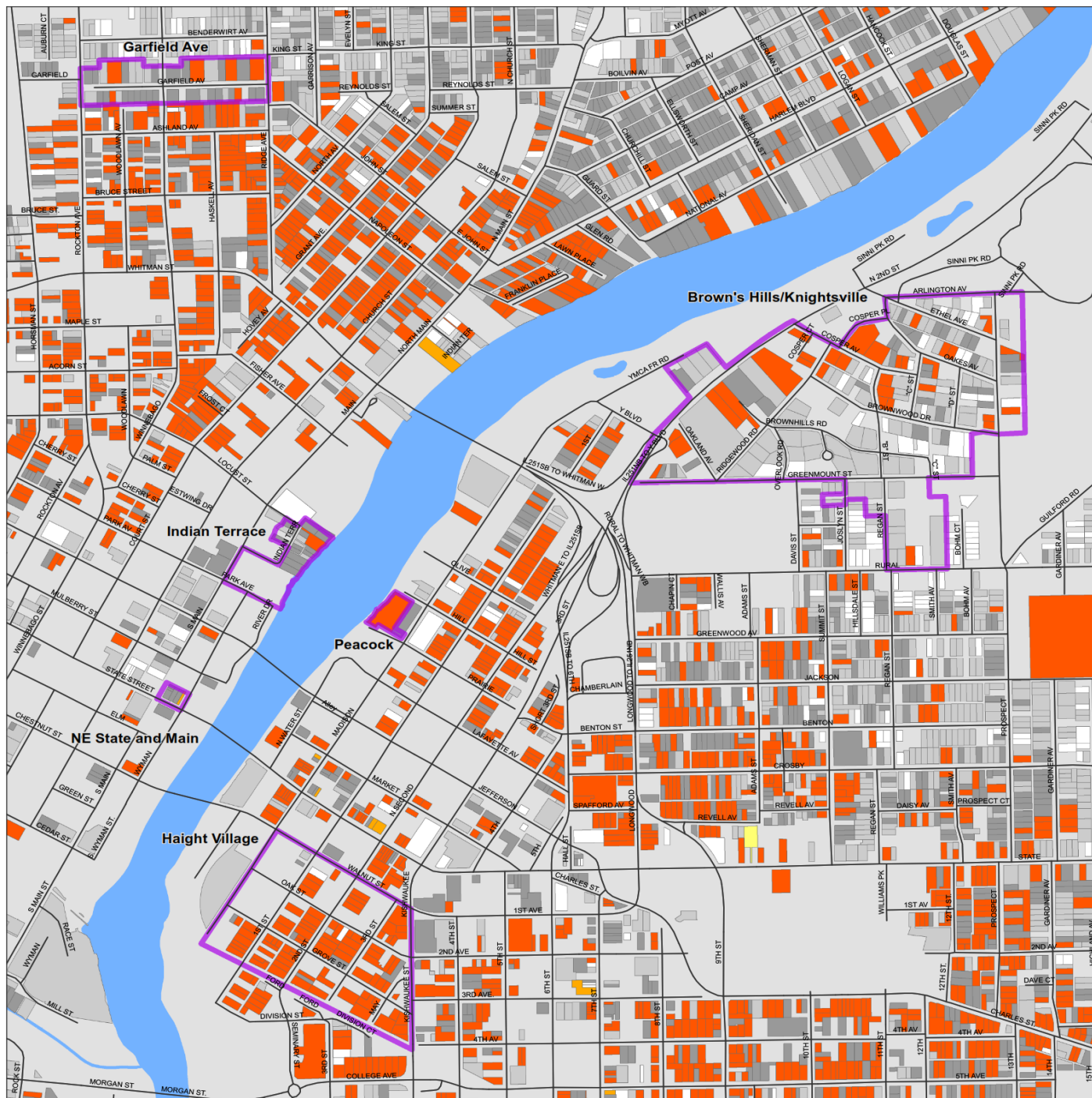
City of Rockford



-  Existing Historic District
-  National Register District



Map Produced: June 2021



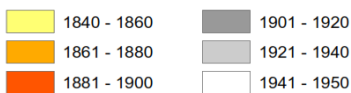
Historic Districts 2021

Showing Year Structure was Built

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Original Construction Date



Existing Historic District



Map Produced: June 2021

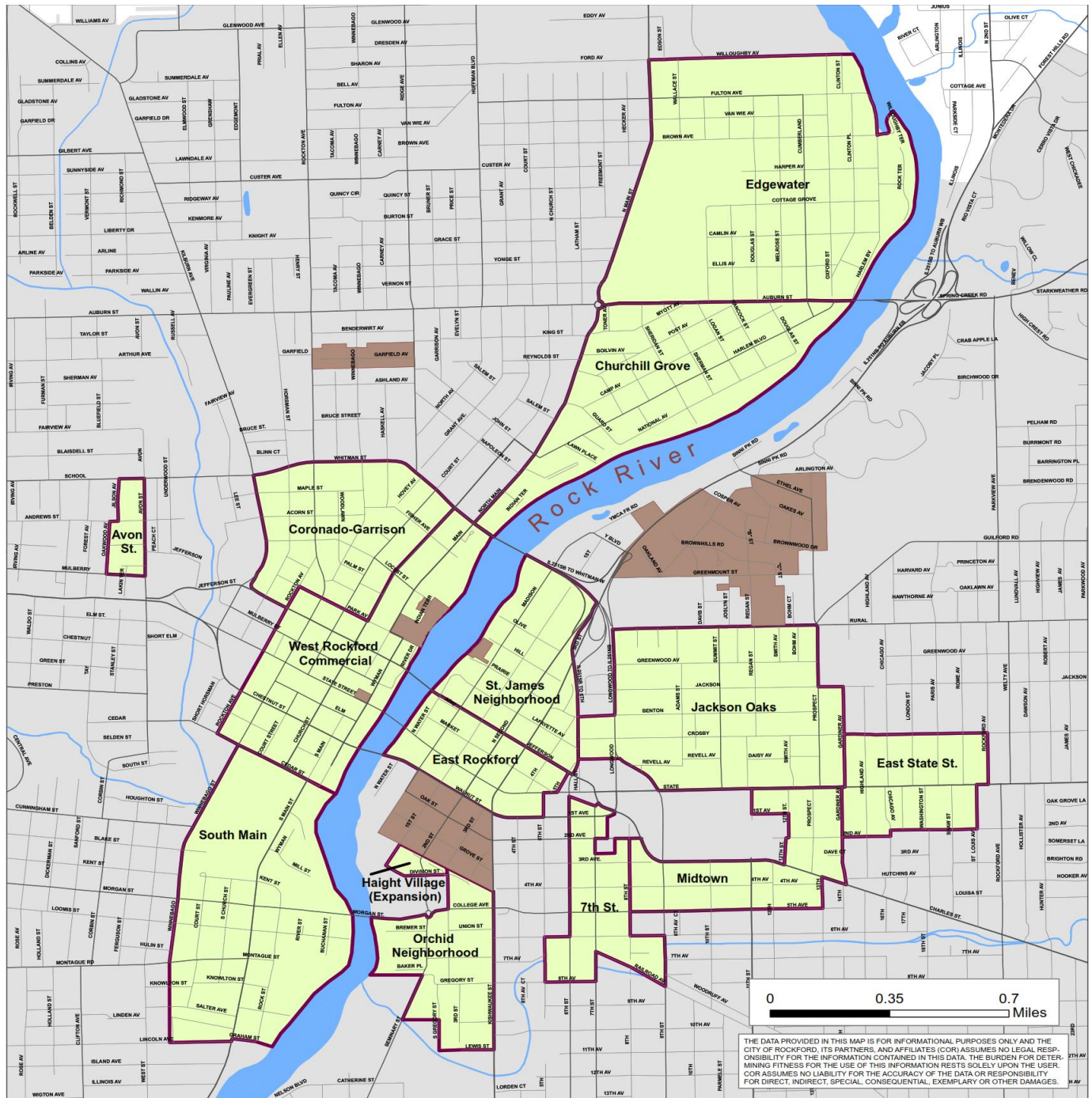
Potential Historic Districts

The mere fact that there were over 750 entries in the original Rockford's Historic Resource Inventory indicates a great opportunity for the creation of additional historic districts in the City. Rather than present a detailed proposal for new districts in this plan, the Commission has chosen to outline general areas that show a strong potential for designation as districts. To a certain extent, this is because of the substantial amount of time that would be required to prepare the necessary background information for new districts City-wide. However, the primary reason is that successful historic districts are created and sustained over time by the people who live there or who operate businesses there. Therefore, the precise delineation of new districts is more properly the role of local owners than of the Commission. With this in mind, the areas outlined on the map on page 34 are proposed as having the potential for designation either as conventional historic districts or as conservation districts. In some cases, such as the proposed expansion of the Haight Village District, the entire area outlined would be included in a single district. In many instances, however, the generalized areas that have been outlined could contain more than one historic district or a combination of historic and conservation districts. General characteristics of the potential districts are as follows:

- *North Side (Churchill Grove & Edgewater)*: Developed primarily between 1890 and 1930, the North Side contains residences built by nationally known and locally prominent architects. This area is more commonly referred to today as Churchill Grove on the south side of Auburn Street and Edgewater on the north side of Auburn.
- *Haskell Park*: This area actually contains several distinctive historic areas with potential for district designation. For example, North Horsman Street contains a number of potential landmarks of sharply differing styles, ranging from an early stone cottage to grand Victorian homes to turn-of-the-century apartment buildings. Although it contains no outstanding landmarks, a portion of Haskell Avenue shows an unusual continuity of late 19th-century architectural styles. In similar fashion, North Court Street contains a good mix of styles of the post-Civil War period. Haskell is now a part of a national historic district, Coronado-Garrison-Haskell.
- *Avon Street*: This area represents "West End" growth from the Civil War to 1900. It contains several landmark quality structures and, although many buildings are altered or deteriorated, its architectural continuity remains.
- *Downtown*: Historically, Rockford's "Downtown" became "Downtown" after the turn of the century when it gradually eclipsed East State Street as Rockford's center for retailing, entertainment and office space. The proposed district reflects this by including 20th-century structures built for those purposes. However, it also includes several churches and public buildings, such as Memorial Hall. The West Downtown National Historic District covers the majority of the significant remaining structures in this area. Others were torn down for projects such as the RMTD center and the Winnebago County Justice Center or destroyed by fire. In addition, there is the Northeast State & Main Local District.
- *South Main Street*: Located in one of Rockford's oldest neighborhoods, South Main Street evolved into a commercial area in the early part of this century. The proposed district as shown on the map includes the old commercial district plus the industrial area along Rock Street and residential areas to the west. It also includes two local landmarks, Tinker Swiss Cottage and the Graham-Ginestra house. The Barber Colman campus is a national historic district.
- *College Avenue (Orchid)*: A substantial residential area neighboring on Haight Village, the College Avenue area was built around the old Rockford College on part of the Woodruff Estate. Housing was originally designed for faculty members. At least one structure, the Treat House at the corner of College and Third Street, is of landmark quality. The Woodruff Estate at 510 South Third Street, just north of the Treat House, should also be considered for landmark status as it is one of the oldest and most unique homes.
- *Haight Village (expansion)*: The proposed expansion of Haight Village includes the old Chicago Northwestern right-of-way and the Victorian houses located in the triangle formed by South First and Division Streets and the railroad. The arrival of the Chicago Northwestern in Rockford in 1856 was a major event in the City's development, and its right-of-way is a key visual element of

Haight Village. The triangle to the south contains structures compatible with the District's character and has the same street orientation as the rest of the District.

- *East Side:* The proposed East Side Historic District corresponds with the area covered by design guidelines adopted by the City in the 1980's for the East Rockford Commercial District. It includes all of the East Side Historic District listed on the National Register. The area's character lies in its architectural record of a century of Rockford's steady growth from 1840 to 1940. A proposed expansion of this district was approved in 2015 by the National Park Service.
- *East Rockford (St. James):* East Rockford was originally built as an Italian working class neighborhood in the second half of the 19th century. St. James served as the area's focal point. It is more commonly referred to as the St. James neighborhood today.
- *Jackson Oaks:* This area, which is now a major in-town residential area, was actually one of Rockford's first suburbs. Built in the 1920s and 1930s, the area has still retained its architectural continuity but is seeing signs of decay.
- *Seventh Street/Fourth Avenue:* This area already spawned the Seventh Street National Historic District. This is one of the areas that could easily end up as two historic districts. It includes an industrial area (the furniture factories along Railroad Avenue) and a residential area (east of Seventh Street, primarily south of Charles Street). The residential area along Third and Fourth Avenues offers Rockford's best-preserved 19th-century, middle to lower-income neighborhood. However, the north side of Third Avenue was removed to allow for the expansion of the hospital and the realignment of Charles Street. This area is more commonly referred to as Mid-Town North.
- *East State Street:* Many of the large homes built along this portion of East State in the early part of this century still stand, providing not only an excellent opportunity for historic preservation per se, but also for preserving an excellent entry into the City.



Potential Historic Districts 2021

Overview Map

-  Current Historic Districts
-  Hydrologic Features
-  Potential Historic District
-  Rockford Municipal Boundary



Map Produced: June 2021

GUIDELINES FOR MAINTENANCE, REHABILITATION AND RESTORATION

(The following chapter is included for the information of local owners and would-be owners of historic properties. It is taken from *The Historic Property Owner's Handbook* published by the Preservation Press, and is reprinted here with permission.)

Ever since Colonial Williamsburg captured the public imagination in the 1930s, restoration of historic properties has had a glamorous image. Certainly, the experience of seeing a building brought back to renewed life from a state of decay is both exciting and satisfying. So is the reemergence of an architectural gem from an accretion of hodgepodge additions and ill-conceived modernizations. Ideally, however, no historic building should ever require restoration. It should have been maintained as much as possible in its original state, with worn parts judiciously replaced using the same or compatible materials. Where additions or alterations were necessary, they should have been made in manner respectful of the historical integrity of the site, and the quality of the design should have remained high in successive periods. Many properties, however, fall far short of the ideal. Owners may have to cope with the results of poor past maintenance or may wish to rectify mistakes made in past restorations or alterations. If this is the case, or simply to assure good property management in the future, owners of historic properties should be familiar with the main principles of maintenance, rehabilitation and restoration. These three aspects of the care of property are considered separate, but many of the procedures followed overlap the lines that distinguish one from the other.

Maintenance

Continued maintenance is the best method of preservation. Good maintenance is, of course, beneficial for any building. In the case of a historic structure, however, methods and materials must be chosen with particular care to avoid damage to sometimes fragile building components.

Some modern maintenance products and methods are inappropriate for old buildings. Many commercial cleaning compounds are either strongly alkaline or acid, which can be damaging to a variety of materials. A nonionic, that is, neutral, product is the safest. Unfortunately, it is not always possible to obtain such a compound from a janitorial supply house; a chemical supply house may be the only source. Some waxes also damage old materials. Those that contain stripping agents are deleterious to wood, stone and marble floors. Stiff brushes should be used with caution, since they can erode a building's fabric.

It is important that anyone involved in maintaining an old building be aware of its special requirements. The owner or the person responsible for maintenance should inform all who work on it, including in-house staff and outside professional crew, that the property has historical value and that for this reason only selected materials and methods may be used.

Particularly for large old buildings, or for those open to the public on a regular basis, property maintenance usually requires detailed planning and comprehensive scheduling. It may be wise to retain a professional preservation consultant or architect to set up a maintenance schedule and to advise on appropriate materials and methods. The owner or maintenance supervisor must be aware of tasks to be performed daily, weekly, monthly, yearly or at various other appropriate times.

For the majority of buildings of domestic scale, common sense will dictate many of the preventive maintenance measures to be taken. One of the greatest enemies of buildings is excessive moisture. It therefore goes almost without saying that roofs, gutters, downspouts and chimneys should be kept in good repair. In the long run, it is far cheaper to repair small leaks in these areas than to repair the damage if water from these sources finds its way to a major element of the building such as a carved cornice. Chimneys, gutters and leaders should be cleaned regularly. They will not be effective if they are clogged by leaves or birds' nests.

Moisture that enters a building from below rather than from above is known as "rising damp." Vulnerable areas that should be examined regularly for this are basements, crawl spaces, foundations, walls and wall openings. To guard against water entry, it is necessary to repair holes, loose siding, deteriorated doors and window moldings as soon as possible.

The presence of mold, algae, lichens or mildew is symptomatic of the presence of undesirable amounts of moisture. The underlying cause of the growth of such materials should be found and the condition corrected if possible. If nothing can be done to eradicate the dampness, professional advice should be sought about methods of periodic removal of the growths, since they can themselves be destructive.

The effect of vegetation should also be considered in protecting a building against moisture damage. Installation of foundation plantings, which did not come into use until the latter part of the 19th century, can destroy the drainage system of a building and encourage the penetration of water below grade level. No matter how attractive, plants should not be allowed to grow on the walls of historic buildings. Ivy and other vines can be particularly insidious. Ivy tendrils not only work their way into wooden structures but also can penetrate soft brick and stone, allowing water to follow their course. In addition, ivy pods secrete an acid that can slowly dissolve mortar.

Dirt is another major destructive force, both because of its abrasive qualities and because of its ability to penetrate porous substances such as paper or soft wood. For these reasons, good housekeeping for a building as well as its contents should be a cardinal rule. Where possible, dirt should be lifted rather than rubbed, since rubbing tends to increase its abrasive action. Fortunately, keepers of historic properties now have at their disposal an excellent tool for cleaning - the vacuum cleaner. Used with soft brushes, the vacuum cleaner is an efficient and safe tool for cleaning floors, walls, ceilings and woodwork. Old fabrics, including carpets and wallpaper, should not be vacuumed, however, because suction may break down the fibers of such materials. Professional advice on their care should be sought from a museum or one of the sources of assistance cited in *The Historic Property Owner's Handbook*. In seeking advice, describe the age, condition and composition of the material as precisely as possible.

Regular cleaning will decrease the need for frequent repainting. This is particularly important for buildings with significant woodwork and trim because built-up layers of paint can obscure the subtleties of the detailing. Most modern paints retain freshness with occasional washing, although this is not recommended for old water-based paints. Frequent cleaning of areas that receive heavy wear, particularly around doorknobs or light switches, and spot retouching when necessary will prolong the life of a paint job.

Many owners worry particularly about the care of old wooden floors. The shine that is aesthetically pleasing to many modern eyes was not the aim of housekeepers of the past; when scrubbing with sand was the usual cleaning treatment. If shined floors are desired, a nonskid paste wax should be used. The wax may be buffed, but not with an electric polisher, which has too strong an action for soft woods. In most circumstances, polyurethane should not be used on historic floors because it permanently alters the character of the wood.

Along with moisture and dirt, insects are frequent threats to old buildings. Although eradication should usually be left to professional exterminators, make sure that the materials they use are not harmful to the building and that precautions are taken to protect the building's contents. Some of the chemicals employed by exterminators can damage fabrics and paper, including wallpaper.

The deteriorating effect of pollutants is also a maintenance problem. In urban areas, for instance, building materials may be exposed to conditions that they were never intended to withstand, such as chemical pollutants in the air or exhaust emissions from heavy traffic. The materials may require frequent cleaning or special forms of protection. Because atmospheric conditions and their impact on materials vary so widely, it is almost impossible to generalize about protective measures. For advice about problems caused by chemical pollution, it would be wise to consult with one of the sources of technical assistance listed in the *Owner's Handbook*.

No matter what a property's size, useful guidance for maintenance will be found in a recent publication entitled *Cyclical Maintenance for Historic Buildings*. Prepared by J. Henry Chambers, AIA, for the Technical Preservation Services Division of the National Park Service, the book deals not only with extensive maintenance schedules for large buildings but also with specific cleaning materials and tools for a variety of tasks. It is available from the National Trust Preservation Bookshop, 740 Jackson Place, N.W., Washington, D.C. 20006.

Rehabilitation

If, despite the efforts of preventive maintenance, time has taken sufficient toll that rehabilitative work is necessary, there are a number of guidelines to keep in mind. If the repairs necessary are major, it would be advisable to consult a preservation specialist. If the scope of the work does not require professional supervision, steps should be taken to see that the integrity of the building is maintained.

One of the guiding rules is to retain original materials or, if these are beyond repair, to replace them with materials that duplicate the form and texture of the original. In frame buildings, for instance, the width of clapboards should be replicated or subtle relationships between siding and trim will be lost. Clapboards and shingles must not be regarded as interchangeable siding materials. Each has distinct properties that are integral parts of the building design. Neither should be replaced with asbestos or asphalt shingles, vinyl or aluminum siding, permastone or artificial brick or brick veneer. Roofing, too, should be replaced if possible with the same material used originally. Sometimes, however, compatible substitutes must be employed because of the requirements of building codes or insurance underwriters.

There is no denying that materials that replicate the originals may be more expensive than modern substitutes. So too may the retention, or duplication when necessary, of original porches, trim and sash. Part of the purpose of the National Park Service grants-in-aid program is to provide funds to insure that such work is done as it should be.

The rejection of synthetic substitutes for old materials does not mean that you should never take advantage of the products of modern technology. Epoxy and other resins can be used to reinforce exposed wooden structural members and trim that might otherwise be lost. Waterproof glue can be used to fit missing elements into woodwork that might otherwise have required total replacement. Some preservationists use fiberglass castings in place of missing trim, especially high on buildings where textural differences are not readily discernible. Steel can be used to reinforce weakened structural members. When new work is done, whether in new materials or duplicates of the old, it would be helpful to future students of the building if it is inconspicuously labeled and dated. In any event, a photographic and written record of the work should be kept and filed with other materials related to the property.

The treatment of masonry is an area in which a good many sins have been committed in the name of preservation. Numerous buildings constructed before the development of Portland cement have been damaged, both aesthetically and structurally, by its use in repointing. When used for patching, its gray color makes an unsightly contrast with the softer, creamy tones of remaining lime mortar and, even when it is applied to an entire wall, the color relationship with the mellow tones of old brick or stone is incorrect. Furthermore, the use of Portland cement on buildings where softer mortars were utilized originally can ultimately damage the masonry itself. Portland cement is generally harder and more durable than old brick and many kinds of stone. As walls expand and contract with changes in humidity and temperature, the harder, more durable cement will not yield, the stresses can cause cracking in the brick or stone. Lime mortars should therefore be used for repointing old buildings, although a small amount of Portland cement can be added for increased strength. Preferably, the cement used should be white, so that the mortar can be tinted to match the original. For more detailed information, see *Preservation Briefs: No. 2, Repainting Mortar Joints in Historic Brick Buildings*. This is one of a series of technical leaflets prepared by the National Park Service and available ... from its Technical Preservation Services Division or from state historic preservation offices.

Paint was originally used on many old buildings as a form of waterproofing, a function that has now been assumed by various transparent coatings. Waterproofing, however, can often cause more problems than it prevents. If, for instance, water is entering a

wall not through its surface but through roof or gutter leaks, imperfect pointing or deteriorated foundations, waterproofing will not solve the problem. In fact, it may exacerbate the effects of moisture by trapping it in the wall. This can lead to serious cracking and spalling. Furthermore, some of the transparent coatings can cause noticeable discoloration of the masonry. Waterproofing should therefore be a last resort, used only after elimination of all other causes of water entering the walls. Sometimes, of course, when the masonry has been severely damaged by sandblasting, waterproofing is the only recourse. If waterproofing is considered essential, general guidance is available in the National Park Service leaflet *Preservation Briefs: No. 1, The Cleaning and Waterproof Coating of Masonry Buildings*. It may also be wise to discuss the procedures to be used with the National Park Service Technical Services Division, the National Trust Office of Historic Properties or the state preservation officer.

Removing paint from wood also has its dangers. The passion for "revealing old wood" has led to the stripping of countless acres of paneling and carving that were always meant to be painted and to the incidental destruction of all evidence of the original color scheme. The outlines of moldings and decorative features that could be of aid in accurate restoration may also be destroyed by paint removal. Determining original paint colors requires a highly skilled expert. If such an expert cannot be retained, it is probably best to paint over what is there with a readily removable product and leave the evidence intact.

Several publications contain information particularly useful to the owner considering rehabilitation. Among these are a National Trust Information sheet, *Rehabilitating Old Houses*; a book by George Stephen, *Remodeling Old Houses Without Destroying Their Character*, and the National Park Service *Guidelines for Rehabilitating Old Buildings*, which is available from the Technical Preservation Services Division. Helpful advice, especially for the "do-it-yourselfer," can often be found in *The Old-House Journal*, a periodical available by mail subscription from 199 Berkeley Place, Brooklyn, N.Y. 11217. This publication, however, describes both reliable and somewhat questionable products and methods, so it should be approached with some caution. More dependable and more technically detailed information on particular aspects of building preservation can be found in another periodical, the *APT Bulletin*, issued to members by the Association for Preservation Technology, Box 2487, Station D, Ottawa, Ontario, K1P 5W6, Canada. Two books with useful information on where to obtain the special products and services that may be needed in rehabilitation or restoration of older buildings are *The Old-House Journal Buyers' Guide*, published by *The Old-House Journal*, and *The Old-House Catalogue* by Lawrence Grow. Unless otherwise specified, all the publications mentioned above are available from the National Trust Preservation Bookshop.

Restoration

When restoration, that is, the authentic full or partial return of a building to a former state, is contemplated, do-it-yourself methods are not recommended. The advice of an expert should be sought. Although the agencies listed in the *Owner's Handbook* are good sources for preliminary advice, eventually it will probably be wise to retain a professional consultant. Even a single visit by a professional can prevent destructive and costly mistakes. On large-scale projects, the services of a professional are almost a necessity.

Should funds to retain a professional restorationist not be available immediately, there are some steps that an owner can take to keep intact the evidence that will be needed for an accurate restoration. One of the best is not to throw anything away. Bits of glass, nails, fragments of hardware, pieces of wood and plaster can all be useful clues for restoration. If these cannot be left where they are found, photograph them, preferably in place, label them and store them in a safe place. If seriously deteriorated members must be replaced, these also should be photographed before removal, labeled and stored for future reference.

If the building is vacant, it must be protected from both the weather and vandalism. If possible, retain windows and doors in their original positions, securing them with a readily removable covering that allows for ventilation. Any parts of the building that are leaking should be protected from the elements by a protective covering or patching that can be easily removed when restoration is begun.

Although the actual restoration work is usually best left to professionals, the owner should be aware of basic restoration principles and should also be conscious of differing viewpoints found among recognized experts in the field. Theories of restoration have

come a long way in the past 50 years. Most modern practitioners would agree that work should be undertaken only after a thorough study of both written and pictorial evidence and of the fabric of the building itself. Restoration is an art that requires patience, not only from those engaged in the work but from the owner as well. If a great deal of reconstruction of missing elements is necessary, the study may have to extend to structures related to the building being restored. The prototype for a missing piece of molding is apt to be found in buildings in the same neighborhood or designed by the same architect, not in a book. Most modern practitioners would also agree that a restoration should be faithful to what a building was, not to a fanciful or romantic idea of what it should have been.

Among the increasing number of recent publications about preservation and restoration are two short articles that provide an excellent introduction to restoration philosophy and technology: "What to Do Before the Restorationist Comes" by Henry A. Judd, chief architect (historical), National Park Service, Division of Cultural Resources Management (*Antiques*, January 1972) and "The 8 Most Common Mistakes in Restoring Historic Houses (... And How to Avoid Them)" by Morgan W. Phillips, architectural conservator of the Society for the Preservation of New England Antiquities, one of the leading proponents of the "less is more" school of restoration (*Yankee Magazine*, December 1975). Both have been reprinted in pamphlet form and are available from the National Trust Preservation Bookshop.

Disagreements about restoration revolve largely around how far it should go. At one extreme, some practitioners believe that a structure should be stripped back to its earliest components, removing all traces of later work. At the other extreme are those who believe that the continuum of history is of overwhelming importance and that the additions of a succession of owners should be left intact. Most often, a restoration project falls between the two extremes, with compromises determined by a number of factors, including the property's proposed use and its relative historical or architectural significance. It is difficult to draw hard and fast rules because every restoration project is somewhat different. For example, most visitors to Monticello want and expect to see the property as it looked when Thomas Jefferson lived there, not as it appeared after changes were made by later owners. Franklin Delano Roosevelt's birthplace at Hyde Park in the Hudson River Valley has been preserved as it was at his death, with the architectural and decorative accretions commissioned by generations of previous owners left intact. The National Park Service restored Independence Hall as faithfully as possible to its appearance when the Continental Congress met there and signed the Declaration of Independence in 1776, except that the steeple, added during an 1828 restoration by William Strickland and long familiar to millions of Americans, was not removed but reinforced and left in place.

Although restoration decisions may vary with the projected use of a historic place - whether it is to be exhibited to the public as a museum or used for residential, industrial, commercial or cultural purposes, the owner and the professionals involved should be sensitive to those qualities from which a property's historical importance derives. Time spent in study and contemplation of alternatives will be repaid in the quality of the results and in the avoidance of costly mistakes. Keep in mind that decisions made in the course of restoration may be irreversible and may determine the view of a historic property for generations to come.

GLOSSARY

- Adaptive Use:** Process by which structurally sound older buildings are developed for economically viable uses.
- Barge Board:** A board which hangs from the projecting end of a roof, covering the gables. Sometimes referred to as "gingerbread."
- Belvedere:** Rooftop pavilion from which a vista can be seen.
- Bracket:** Support element under eaves, shelves or other overhangs; often more decorative than functional.
- Certificate of Appropriateness:** Statement from the Rockford Historic Preservation Commission verifying that proposed alterations to a landmark or within a historic district are appropriate to the general character of the landmark site or district. Required for any alterations visible from public right-of-way and for demolitions.
- Corbel:** Bracket or block projecting from a wall to support a cornice, beam or arch.
- Cornerboard:** Board used as trim on the external corner of a wood-frame structure and against which the ends of the siding are fitted.
- Cornice:** Molding decorating the junction of wall and ceiling or roof.
- Cornice Return:** Continuation of a cornice in a different direction, usually at right angles, at the gable end of a house.
- Course:** Continuous row or layer of material, such as shingles or tiles.
- Cupola:** Small dome on a roof.
- Dormer:** Window that projects from the slope of a roof.
- Eyebrow Dormer:** Low dormer on the slope of a roof. It has no sides, the roofing being carried over it in wave line.
- Finial:** Ornament at the point of a spire or pinnacle.
- Foliated:** Decorated with conventionalized leafage.
- Frieze:** Ornamental band in a building, as on the upper part of a wall.
- Gable:** Triangular upper part of an outside wall, between sloping roofs.
- Gambrel Roof:** Ridged roof with two slopes on each side, the lower slope having the steeper pitch.
- Hipped Roof:** Roof which slopes upward from all four sides of a building.
- Hood Molding:** Projecting molding of the arch over a door or window, whether inside or outside.
- Incised Carving:** Cut into; engraved; deeply notched.
- Landmark (local):** Structure and/or site worthy of rehabilitation, restoration and preservation because of its historic significance to the City of Rockford. Designated by City Council.
- Lintel:** Large horizontal beam over an opening which carries the weight of the wall above it.
- Mansard Roof:** Roof that has two slopes on all four sides.
- National Register of Historic Places:** National inventory of districts, sites, structures and objects of state and local as well as national importance; maintained by the National Park Service.
- Oriel Window:** A kind of projecting window in an upper story usually supported on corbels.
- Parapet:** Low protective wall or railing along the edge of a balcony or roof.
- Pavilion:** Part of a building projecting from the rest.
- Pediment:** Triangular gable crowning the front of a building of the classical Greek style;
- Pendent:** Hanging; or hanging ornament.
- Pilaster:** Shallow pier attached to a wall; often decorated to resemble a classical column.
- Pitch:** A particular degree or slope or level.
- Portico:** Structure consisting of a roof supported on columns, usually forming a porch to a building.
- Purlin:** One of several horizontal timbers supporting the rafters of a roof.
- Renovation:** Physically upgrading the materials and support systems of a building while retaining its original use.
- Restoration:** Refurbishing a building's original architectural details as closely as possible.
- Ridge Beam:** Beam at the upper ends of the rafters, below the ridge of a roof.
- Shed Dormer:** Dormer having a roof that slopes in the same direction as the one in which the dormer is located.
- String Course:** Raised horizontal line of bricks, etc., around a building.

Transom: Horizontal bar of wood or stone across the top of a door or window; a window above the transom of a door or larger window.

Tudor Arch: Four-centered pointed arch, common in the architecture of the Tudor style in England.

Turret: Small, tower-like projection on a building.

Vernacular Style: Building style based on regional forms and materials.

ARCHITECTURAL STYLES FOUND IN ROCKFORD

As can be seen from the descriptions below, Rockford's historic buildings include a wide range of architectural styles. However, it should be noted that these styles are rarely if ever manifested in their pure form. Most buildings are predominantly one style or another, but they also usually contain elements of other styles. In some cases, this will be the result of mismatches that occur when additions are made to buildings, but more often than not will be part of the original design of the building.

The following definitions are composed largely from various reference works on style. This is by no means an exhaustive listing of styles found in Rockford, but it does include all the major ones. When buildings included in the Historic Resource Inventory showed characteristics of more than one style, they were classified by the more dominant style.

Art Deco (1925-1940): This was the first widely popular style in the United States to break with the revivalist tradition represented by the Beaux Arts and the period house. Art Deco is characterized by a linear, hard edge or angular composition, often with a vertical emphasis and highlighted with stylized decoration. Example: 99 East State Street (The News Tower).

Art Moderne (1930-1945): Flat roofs, rounded and transparent corners, generally flat wall surfaces, and use of glass brick are hallmarks of this style. Examples: 3327 Brookview Road, 3603 Highcrest Road and 222 Vale Avenue.

Beaux Arts (1890-1920): Beaux Arts is a classical style with many of the same details found in other styles inspired by the Renaissance, but with a much higher degree of ornamentation. Distinctive elements of this style are projecting facades or pavilions with huge columns of grouped pairs, enriched moldings and freestanding statuary. Example: 211 North Main Street (Memorial Hall)

Bungalow (1900-1940): The typical bungalow house is small with only one or one and a half stories. A lower gable usually covers the porch while a larger gable covers the main portion of the house. Rafters, ridge beams and purlins extend beyond the waif and roof. Wood shingles were the favorite exterior finish, although many used stucco or brick. An American classic, the bungalow was built on a huge variety of configurations and finishes. Examples: 1404 Cosper Avenue, 1930 Harlem Boulevard and 725 Ashland Avenue.

Chicago School (1890-1920): Among the first designs for skyscrapers, the commercial architecture of the Chicago School was the result of important advances in construction technology. The development by Chicago architects of iron and steel frames for buildings finally allowed buildings to take advantage of an earlier development, the elevator. Commercial buildings in the Chicago style are generally between 6 and 20 stories, rectangular, and have a flat roof and terminating cornice. Ornamentation is usually minimal, subordinated to the functional expression of the internal skeleton. Example: 206 West State Street (Rockford Trust Building).

Classical Revival (1880-1910): This style is characterized by overall symmetry, a centrally located pediment, and/or a porch with classical columns. Outstanding examples are 3604 Spring Creek Road and 1632 Harlem Boulevard. Classical Revival evolved into the vernacular "American box style" illustrated by the Wiley House at 1120 North Main Street.

Colonial Revival (1830-1860): The Colonial Revival house is often a combination of various 18th-century styles and contemporary elements. Generally, the Revival house is larger than one built in the original Colonial style, and some of the individual elements are exaggerated or out of proportion with other parts of the house. Structures of this type are typically two- to two-and-a-half story

boxes with symmetrical windows and dormers. They may have a variety of roof types. Examples: 510 South Third Street (the former Gilbert Woodruff residence) and various early brick structures, such as those at 304 Paris Avenue and 413 North Avon Street, if the additions on the front and side were removed.

Dutch Colonial Revival (1900-1940): This revival is distinguished by a rectangular plan with a gambrel roof and, often, shed dormers. Its low style expression may be typified by the houses at 1338 Jackson Street and 2017 Rural Street. Its more academic expression can be seen at 701 Garfield Avenue.

Eastlake (1880-1900): Eastlake was a popular decorative style of the late 19th century. It was similar to Stick Style and Queen Anne except for its distinctive three-dimensional scrollwork and gingerbread. The Eastlake style was particularly well developed in Rockford because of the presence locally of the woodworking industry. Examples: 620 Whitman, 611 North Court and 617 North Second Streets.

Eclectic (1890-1910): Eclectic buildings are hybrids of other late 19th- and early 20th-century styles. These are often a mixture of Queen Anne, Shingle and/ or Classical Revival styles. Examples: 973 North Main and 1807 Ninth Street.

English Cottage (1900-1940): Related to Tudor Revival, the Cottage is smaller and dominated by a bold, steeply pitched gable with the entrance to one side of it. Stone is used most frequently, though many Tudor elements may be present. Examples: 619 Whitman Street and 905 Parkview Avenue.

English Country House (1900-1940): This variation of English Tudor is distinguished primarily by use of the rolled roof (an imitation of the thatched roof) and the eyebrow dormer. Examples: 110 Hancock Street and 1525 National Avenue.

Georgian Revival (1900-1940): Buildings in this style are usually of brick. They tend to be rectangular in plan and symmetrical, and most have small dormers and an entry porch or portico with classical columns. The house at 1239 National Avenue is a good example of early eclectic Georgian Revival, while those at 2405 East State Street and 730 Lundvall Avenue well represent later types.

Gothic Revival (1840-1870): In many ways the antithesis of Greek revival, Gothic Revival has been used for everything from picturesque timber cottages to stone castles. Whatever its use, characteristics of a Gothic Revival building are steeply pitched roofs, wall dormers, polygonal chimney pots, hood molds over the windows and a curvilinear gingerbread trim along the eaves and the gable edges. The Spafford Mansion (501 North Prospect) represents the "high" Gothic Revival styles. The Servants' Cottage (601 North Prospect) and the Wheeler House (228 South First Street) represent outstanding typical Gothic Revival houses.

Greek Revival (1940-1860): The Greek Revival style represented an attempt to incorporate the classic Greek temple front into American architecture, one reason being that Greek forms were thought to embody the ideals of democracy. The most easily identified features of this style are columns and pilasters, although not all Greek Revival structures have them. Local examples are typically small (one and a half to two) with a gently pitched gable roof. Buildings are generally rectangular, although some were built on a "T" or "L" plan. Distinctive elements such as heavy cornice returns, flat doorway transoms, pedimented porticos, and a band of regular small horizontal rectangular windows beneath the eaves in the frieze area identify the best examples of this otherwise subdued style. Good examples in Rockford of Greek Revival are 404 Hill Street, 2127 Broadway (Herrick-Logli Cobblestone), and the stone cottages at 500 North Madison Street (Brewmaster's House) and 1122 Rock Street.

Italian Villa (1840-1880): The most distinctive feature of this style is the combination of a tall tower with a two-story "L"- or "T"-shaped floor plan. These buildings generally have flattish roofs with wide overhanging eaves supported by heavy brackets. Other common features are arched or round window tops; heavy trim on doorways, cornice, cornerboards and windows; and raised porches with steps. Examples: 2 Jacoby Place (Lysander-Jacoby) and 428 North First Street.

Italianate (1870-1900): Houses in the Italianate style are generally rectangular two-story units with gently sloping roofs (usually hip roofs). Common characteristics are wide eaves supported by heavy brackets, bay windows, covered porches, curved hood moldings, cupolas and elongated first floor windows. Examples: 737 North Main Street (Burpee Art Museum) and homes at 404 South Third (Erlander Home), 803 North Church (Anderson House) and 1244 East State Street (Briggs Mansion).

Mission Style (1890-1920): Simplicity of form is the key element of this style. Round arches supported by piers punctuate stucco or plastered walls. Color and texture are provided in broad red-tiled roofs. Roof eaves with exposed rafters may extend well beyond the walls. Example: 1240 South Winnebago (Montague Library).

Neo-Classical Revival (1900-1920): Neo-Classicism reflects the vogue for classical forms in the first decades of the 20th century without going to the extremes of the Beaux Arts style. Based primarily on the Greek and, to a lesser extent, Roman architectural orders, Neo-Classicism is distinguished by symmetrically arranged buildings with a smooth or polished stone surface. Porticos may highlight the facade flanked by a series of pilasters. Attic stories and parapets are popular, but statuary along the rooflines is never used. In addition to its use in massive buildings requiring a grand scale, the Neo-Classic style is in evidence in middle-class houses all across the country. Example: 401 South Main Street (Old Post Office).

The Octagon House (1850-1870): Octagon houses, as their name implies, have eight sides. The ideal octagon is a two- to three-story house with a raised basement; encircling verandas or porches; a cupola, belvedere or roof; and a minimum of ornamentation. Rockford's only example of an octagon was at 1134 Cedar Street but was destroyed by fire nearly 30 years ago.

Picturesque Cottage (1840-1880): This is a catchall classification for buildings which are not truly Gothic Revival, but which are nonetheless products popularized by Andrew Jackson Downing in his pattern books for country cottages. This is also sometimes referred to as Carpenter Gothic. Residences in this style feature the pointed gables and arched windows of the academic Gothic, but decorative elements tend either to stand up (finials) or hand down (bargeboards, the gingerbread scrollwork under eaves). These structures are generally small (one and a half to two stories) with a more gentle roof pitch than Gothic Revival. Tinker Swiss Cottage (411 Kent Street) is an outstanding example of this style.

Prairie (1900-1920): The Prairie Style originated in the Midwest where its best examples - primarily those designed by Frank Lloyd Wright - are located. These are generally one- or two-story houses built with brick or timber covered with stucco. Characteristics include a gently pitched roof with wide eaves extending well beyond the wall, stringcourses, and thin casement windows in horizontal bands. Chimneys are often massive and centrally located. The overall effect is a horizontal and low-to-the-ground quality. Examples: 1113 North Main Street, 1201 National Avenue, 1825 East State Street and 1010 North Second Street.

Renaissance Revival (1840-1890): Buildings of this style show a definite, studied formalism. They are symmetrical structures with early 16th century Italian elements. The relative faithfulness to Italian Renaissance treatment of doors and windows, such as the use of smaller square windows on the top story, distinguish this style from the much looser adaptations of the Italianate style. Former Examples: 318 East State Street and 322 West State Street but both were demolished for private parking lots.

Romanesque Revival (1840-1900): The Romanesque style was used most commonly for churches. Buildings in this style are of monochromatic brick or stone, and are highlighted by the semi-circular arch for window and door openings. The fronts are flanked by square or polygonal towers of differing heights and covered with various roof shapes. Probably the best-known example of this style in the United States is the "castle" of the Smithsonian Institution in Washington. Example: 220 East State Street (East Side Inn).

Second Empire (1865-1880): Based largely on styles of the reign of Napoleon III, hence the name, the hallmark of the Second Empire style is the mansard roof. Most buildings in this style are two- or three-story symmetrical square boxes, frequently with a projecting pavilion extending above the rest of the building. Classical moldings and details provided depth and are dramatized by different textures and colors. Examples: 119 Oakwood Avenue and 1401 Clifton Avenue (the Burson House). Unfortunately, the

Burson House was drastically remodeled by removing the front porch, changing the roof line and covering the building with vinyl siding basically destroying the character of this Civil War era building.

Second Renaissance Revival (1890-1920): Scale and size distinguish this Revival from the earlier one. Large buildings- usually three tall stories - are split into distinctive horizontal divisions by pronounced belt or stringcourses. Each story is designed differently. The roof is often highlighted with a balustrade. Example: 130 South First Street (Old City Hall).

Shingle Style (1880-1900): The name "Shingle Style" is derived from the fact that these structures have at least their upper story covered with shingles; in some cases, all stories are covered with shingles. This, combined with ornamentation and massing, were used to achieve a more horizontal effect than was done with earlier Victorian styles. They may have any roof type; however, Rockford examples have a single broad gable reaching below the second story. Examples: 809 Seminary Street, 809 North Court Street and 1224 National Avenue.

Spanish Colonial Revival (1900-1940): Red tile roofs; white washed, stucco exteriors; miniature bell towers; iron grilles and balconies; and arched openings highlight this style. Rockford has a surprising number of excellent examples of this style, such as 2314 Bradley Road, 3304 Crest Road and 2104 Oaklawn Avenue.

Stick Style (1870-1900): This was an almost purely American 19th-century residential style characterized by the use of exposed framing overlaid on clapboard in horizontal, vertical or even diagonal patterns designed to suggest the house frame. Roofs were constructed of steeply intersecting gables. Verandas and porches were common and were often decorated with simple diagonal braces. A notable example of this style can be found at 312 South Third Street. Other examples may be hidden beneath various types of metal and vinyl siding.

Tudor Revival (1900-1940): The Tudor style is loosely based on a variety of early English styles ranging from simple homes to medieval palaces. Most houses in this style emphasize high-pitched, gable roofs and elaborate chimneys. Tall narrow windows, usually in multiple groups with multi-pane glazing, are also a common feature. Examples: 939 North Second Street (Gaylord Mansion) and 715 Garfield Avenue.

Victorian Gothic (1870-1900): One writer described this style as being the epitome of Victorian architecture with its eclectic colors, complex rooflines and solidity of character. Victorian Gothic buildings are much more ornate than the early Gothic Revival. These structures are generally two and a half stories in an "L" plan with steeply pitched roofs, single window dormers, paired narrow windows, and a lot of ornamentation. For example, ornamental pressed bricks, terracotta tile and incised carvings of foliated and geometric patterns may be used to decorate wall surfaces. Some examples of this style have towers and massive bargeboards. The Lake-Peterson House at 1313 East State Street and houses at 401 South Second and 706 North Horsman Streets are good local examples of Victorian Gothic.

Victorian Residential (1870-1895): This style is a hybrid of Victorian Gothic with other styles. Roofs often have a gentler pitch, but there is still an abundance of ornamentation. Round arches, two-story bays and slight box bays with picture windows are common design elements. Examples: 904 North Church, 913 North Church and 728 Cherry Streets.

HISTORIC PRESERVATION ORDINANCE

Chapter 113 - HISTORIC PRESERVATION

ARTICLE I. - IN GENERAL

Sec. 113-1. - City historical preservation commission created; purposes.

(a) There is hereby created the city historical preservation commission under the authority granted to municipalities in 65 ILCS 5/11-48.2-3. The commission is created for the purposes of:

- (1) Identifying such buildings, places or areas within the city which are historically significant in that they exemplify and/or reflect the cultural, social, economic, political, or architectural history of the nation, the state, or the city;
- (2) Advising the city council on the designation of such buildings, places, or areas as either landmarks or historic districts, as defined in [section 109-3](#);
- (3) Protecting the distinctive visual characteristics of the landmarks or historic districts by reviewing, giving advice about, and passing upon any changes to their exterior appearances; and
- (4) Performing such other functions as may be useful or necessary to safeguard and enhance the city's historic, aesthetic, architectural, cultural, and community heritage as embodied in its buildings, places and areas.

(b) It is not the purpose of the city historical preservation commission to prevent or hinder development or growth, except where such development or growth is inconsistent with or detrimental to the inherent value of the historic buildings, places, or areas of the city.

Sec. 113-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alteration means any act or process which changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, and reconstruction of any improvement, as defined in this section. The term "alteration" shall further mean any act or process that changes or alters the landscaping of any property.

Certificate of appropriateness means a statement containing the signature of the secretary verifying that the commission has reviewed an application to allow the alteration or demolition of any improvement upon a landmark site or within a historic district, that the commission has found the requested action to be appropriate to the general character of the landmark site or historic district, and that the requested action may be taken subject to applicable building and zoning codes.

Commission means the city historical preservation commission.

Demolition means any act or process that destroys, in part or in whole, an improvement.

Historic district means a place or area designated as a historic district by ordinance of the city council, pursuant to the procedures and requirements prescribed hereunder.

Historic structure means any structure or building designated as a landmark or located in a historic district.

Improvement means any building, structure, wall, fence, steps, paving, gate, sign, light, general arrangement of place or area, the kind or texture or quality of building material, landscaping or landscape architecture, or work of art which may be erected upon or proposed to be erected upon any specific real estate.

Landmark means any improvement as a landmark by ordinance of the city council, pursuant to procedures and requirements prescribed herein.

Landmark site means a parcel or part thereof on which is situated a landmark as described herein, and any abutting parcel or part thereof used and constituting part of the premises on which the landmark is situated.

Ordinary maintenance means that which does not alter the exterior features of a historic site or historic resource within a historic district. Exterior features include the architectural style, design, and general arrangement of the exterior, the color, nature, and texture of building materials, and the type and style of all windows, doors, light fixtures, signs, and similar items found on, or related to, the exterior of a historic site or historic resource within a historic district. Basically, ordinary maintenance is that which will have no material effect on the historical, architectural, cultural, or archeological value of the historic site or historic resource within a historic district. This definition of ordinary maintenance applies, whenever appropriate, to the appurtenances and environmental setting of the property, as well as the building, structure or object itself. Specific items to be considered as ordinary maintenance include:

- (1) Repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights, and other appurtenant fixtures with like materials of like design;
- (2) Landscaping not requiring other city permits or approval, except the removal of significant healthy trees;
- (3) Paving repair using like materials of like design; and
- (4) Repainting of surfaces.

Owner of record means all of the holders of fee simple title, or an estate of such duration and enjoyment as to be substantially equivalent to fee simple title, as indicated by documents recorded in the recorder's office of the county

Preservation restriction means a right, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land or in any order of taking, appropriate to the preservation of areas, places, buildings, or structures to forbid or limit acts of demolition, alteration, use or other acts detrimental to the preservation of the buildings, places, or areas designated pursuant to the provisions hereunder as a landmark or as within a historic district.

Significant tree means a tree that is at least 18 inches in diameter.

Sec. 113-3. - Powers, duties, and responsibilities of historical preservation commission.

Subject to state law and the procedures prescribed hereunder, the Rockford Historical Preservation Commission shall have and may exercise the following powers, duties, and responsibilities:

- (1) To accept such gifts, grants and money, as may be appropriated for the purposes of this chapter. Such money may be expended for publishing maps and brochures, hiring staff persons or consultants, and for performing such other functions as are appropriate for the purposes of this chapter;
- (2) To conduct a survey of city buildings, places, or areas for the purpose of identifying those of historic significance;

- (3) To recommend that the city council designate by ordinance certain improvements as landmarks, if they qualify as defined hereunder;
- (4) To recommend that the city council designate by ordinance certain places and areas as historic districts, if they qualify as defined hereunder;
- (5) To determine an appropriate system of markers for designated landmarks or historic districts;
- (6) To prepare and publish maps, brochures, and other descriptive material about the city's landmarks and historic districts;
- (7) To cooperate with and enlist the assistance of persons, organizations, corporations, foundations and public agencies in matters involving historic preservation, renovation, rehabilitation, and reuse;
- (8) To advise and assist owners of landmarks or historic structures on physical and financial aspects of preservation, renovation, rehabilitation and reuse;
- (9) To review and make decisions on any application for a certificate of appropriateness, and to require the presentation of such plans, drawings, elevations, and other information as may be necessary to make such decisions;
- (10) To adopt, publish, and make available bylaws for the conduct of commission meetings not inconsistent with the administrative review law (735 ILCS 5/3-101 et seq.);
- (11) To make recommendations to the city council, pursuant to procedures prescribed hereunder, relative to the exercise of eminent domain powers;
- (12) To certify this chapter with the Illinois Historic Preservation Agency, and with the secretary of the United States Department of the Interior, so as to qualify historic structures under this chapter as historic structures under article 10, division 5 of the Property Tax Code (35 ILCS 200/10-40 et seq.) and under the Tax Reform Act of 1986, as amended;
- (13) To act as conservator of, and therefore sue on behalf of, any landmark or historic district when it appears to the commission that the interest of the public in the landmark or historic district is in need of protection through the exercise of litigation. The court may, in its discretion, assess attorneys' fees and costs against a defendant to such action; and
- (14) To identify and certify, for historical preservation purposes, such organization or organizations to which fee titles or lesser interests in property may be granted by recommendation of the commission.

Sec. 113-4. - Historical preservation commission membership.

- (a) The historic preservation commission shall consist of seven residents of the city selected by the mayor and approved by the city council. One commissioner shall be an active member of a city historical society; one commissioner shall be a registered realtor or broker; one commissioner shall be a member of the city council; one commissioner shall be a resident of a local historic district; one commissioner shall be chosen at large; one commissioner shall be a state registered architect; and one commissioner shall be from the fields of architecture, landscape architecture or architectural history.
- (b) Except for the position filled by a member of the city council, commissioners shall serve terms of three years. The city council representative shall serve a one-year term, annually appointed by the mayor. There is no limit to the number of terms the city council representative may serve. The remaining six commissioners may serve more than one term, but after two consecutive terms, must wait one full three-year term before reappointment. Commissioners who are appointed to fill an unexpired term of less than two years shall be eligible to serve two full terms in addition to the unexpired term.
- (c) The secretary to the commission shall be the director of community and economic development or his designee from within the department of community and economic development. Officers shall consist of a chair and a vice-chair, shall serve a term of one year and shall be eligible for reelection. Commissioners who fail to attend four meetings in a calendar year shall be replaced in the manner provided herein for the appointment of commissioners; however, absences excused by the commission shall not count toward the total listed in this section. Commissioners shall serve without compensation.

Sec. 113-5. - Commission meetings.

The commission shall hold an annual meeting for the express purpose of electing its officers. Regular monthly meetings shall be scheduled by the chair, and special meetings may be called at the request of any commissioner or of the secretary. Meetings shall be chaired by the chair, or in his absence, by the vice-chair. A quorum shall consist of four commissioners. The secretary shall publicly give notice of the meetings as required hereunder. The commission shall adopt bylaws that it shall place on file for public view in the office of the city department of law.

Sec. 113-6. - Duties of secretary.

Provided that no costs for administration of this chapter shall be derived from the general fund, the secretary shall:

- (1) Take the minutes of each commission meeting, and keep the originals thereof in the office of community and economic development;
- (2) Prepare reports of decisions and findings of fact of the commission, originals of which shall be kept in the office of community and economic development;
- (3) Provide administrative and technical assistance to the commission for it to make the decisions and findings as provided hereunder;
- (4) Publish and distribute to the commissioners, and to such persons who may for each meeting so request in writing, the minutes, reports, and decisions of the commission; and
- (5) Report on behalf of the commission to the city council on matters requiring council consideration, as described hereunder, and advise the mayor of the terms of office of each commissioner.

Sec. 113-7. - Commission decisions; notices and hearings; open meetings.

All commission decisions shall be by majority vote of those commissioners present and voting. No commissioner shall vote on any matter that may materially or apparently affect the property, income, or business interest of that commissioner. The secretary shall not vote. No action shall be taken by the commission which directs a private owner to do or refrain from doing any specific thing, or which refuses to permit a private owner to do some specific thing he desires to do, in connection with property designated hereunder, unless due notice is given to such owner as provided hereunder, and unless such owner shall have had the opportunity to be heard at a public meeting of the commission. Meetings of the commission shall be held pursuant to the provisions of the meetings of public agencies act.

ARTICLE II. - LANDMARK DESIGNATION

Sec. 113-33. - Application; fees.

(a) Applications.

- (1) Any person, organization or association may submit an application to the commission requesting that a building, place or area be designated as a landmark or be removed from designation as a landmark. The commission may also initiate its own request for designation or removal from designation of any building, place or area as a landmark. Applications shall be filed with the secretary of the commission on forms approved by the commission.
- (2) The commission shall make all reasonable efforts to secure the written consent of the owner before proceeding with designation or removal. The commission shall notify the owner of record of any property for which an application is made (unless it is made by the owner) within three working days of receipt of such application.

(b) Fees. Each application submitted to the commission under this section shall be accompanied by a fee in the amount established by the city. An application submitted without this fee shall have no effect under this chapter.

(c) Waiver of fees. Application fees outlined in subsection (b) of this section may be waived if the applicant verifies that he is unable to pay the application fee because he has insufficient income to pay these fees without substantial financial

hardship. A gross income that is less than 80 percent of the current median income for the city shall be deemed to be evidence of an inability to pay.

Sec. 113-34. - Requirements for granting applications.

(a) To be a city landmark, a structure or site must retain the integrity and spirit of the original design. It must also fulfill one of the following criteria:

- (1) The structure predates 1860;
- (2) It is an exceptional example of a historic or vernacular style, or one of the few remaining in the city;
- (3) It is an extraordinary curiosity or picturesque work;
- (4) It is the work of a nationally famous architect;
- (5) It is an outstanding example of work, or the only known example of work, by a locally well-known architect or master builder;
- (6) The structure or site has a known historic significance because it is the property most closely associated with the life or activities of a major historic person, organization or group (including ethnic groups);
- (7) The structure or site has known historic significance because it is the property most closely associated with a notable historic event;
- (8) The structure or site is of a type or is associated with a use once common but now rare;
- (9) The site has yielded, or may be likely to yield, information important in prehistory or history; or
- (10) By virtue of its location or activities held there, the structure or site is a current or former focal point of life in the city.

(b) The applicant for landmark designation must demonstrate convincingly the applicability of one or more of the criteria outlined in subsection (a) of this section, providing ample documentation to support all statements and assertions.

Sec. 113-35. - Review process.

(a) *Public hearing.*

(1) The commission shall schedule a public hearing on the question of designation or removal from designation. Written notice setting forth a date, time and place of the hearing shall be given to the owner of record and any other persons having a legal or equitable interest in the property subject to the request. Further, the secretary shall cause notice to be published in a newspaper of general circulation in the city setting forth the nature of the hearing, the property involved, and the date, time and place of the scheduled hearing.

(2) At the public hearing, the commission shall afford the opportunity of any persons there to present their views pertinent to the proposed designation or removal from designation. If the commission must schedule any meetings for subsequent further public hearing on the request, it shall so announce at the first said meeting, but need not give further public notice. All public hearings shall be completed within 60 days of receipt of a request.

(b) *Commission review and recommendation.* The commission shall review all information presented to it pertinent to the request for designation or removal from designation and shall present and submit to council, within 30 days of the last public hearing date considering the request, a written report containing its findings and recommendations. Any building, place or area that is already on the national or state registers of historic places shall automatically be recommended for approval for designation or denial to remove from designation. A copy of said report shall be sent to every person making a written request to the secretary for a report and to every member of the code and regulation committee of council, or any successor committee designated to review requests under this chapter.

(c) *Determination by council.*

(1) The report and recommendations of the commission shall be referred to the code and regulation committee, or any successor committee designated to review requests under this article, and the committee's recommendations shall be presented to the council for decision. The council shall take final action approving or

denying the application within 60 days of the submission of the report of the commission. An ordinance passed by a majority vote of the council is required to approve an application.

(2) Upon designation by ordinance of the council, such building, place or area shall be a landmark afforded the protection of this chapter as administered by the commission. Upon removal from designation by ordinance of the council, the building, place or area affected shall no longer be subject to the regulations of this chapter.

(3) Denial of an application by the council may occur in one of two ways:

a. A majority vote of the council voting for denial shall be deemed a final decision.

b. If the council fails to act within 60 days of the submission of the commission's report, the petition shall be deemed denied.

(4) A two-thirds affirmative vote of the city council is required to approve landmark designation of any building, place or area when the owner of said building, place or area is opposed to said designation.

(d) *Reapplication upon denial or expiration.* A new application for designation, or removal from designation, unless made by the owner, shall not be considered for a period of one year from the date of denial or expiration.

(e) *Certificate of appropriateness.* Upon the submission of an application requesting landmark designation to the historic preservation commission, all permits issued by the building official for the proposed landmark site shall be accompanied by a certificate of appropriateness from the commission at least until such time as the council makes a final determination on whether to designate as a landmark the item identified in the application.

(f) *Rescission or amendment of designation.* A designation may be amended or rescinded by the same procedure and according to the same standards and consideration set forth for designation.

Sec. 113-36. - Notice of designation.

Within five working days after designation, and on a yearly basis thereafter, the secretary shall notify the owner of the landmark site that it has been designated as such, and that an owner must possess a certificate of appropriateness before he can procure a building permit or otherwise materially affect the exterior appearance of his property. If a site is removed from designation as a landmark, the secretary shall notify the owner of the removal from designation.

Sec. 113-37. - Landmark status recorded with deed.

A copy of the ordinance designating the building, place, or area as a landmark shall be recorded with the deed to the landmark site by the commission at the office of the county recorder of deeds.

Sec. 113-38. - Historic landmark designation.

The following buildings, places or areas have been designated historic landmarks:

(1) The Graham-Ginestra home, located at 1115 South Main Street (as described more fully in Ordinance Number 1979-136-0, passed October 1, 1979);

(2) The Herrick-Logli Cobblestone House, located at 2127 Broadway (as described more fully in Ordinance Number 1979-183-0, passed December 17, 1979);

(3) Jenny's, located at 1313 East State Street (as described more fully in Ordinance Number 1980-14-0, passed January 28, 1980);

(4) The Coronado Theatre, located at 312—324 North Main Street (as described more fully in Ordinance Number 1980-61-0, passed March 31, 1980);

(5) Freeman School, located at 910 Second Street (as described more fully in Ordinance Number 1980-216-0, passed October 27, 1980);

(6) Anderson Building, located at 803 North Church Street (as described more fully in Ordinance Number 1981-26-0, passed March 2, 1981);

- (7) The Midway Theatre, located at 721 East State Street (as described more fully in Ordinance Number 1981-137-0, passed August 3, 1981);
- (8) The Burpee Natural History Museum, located at 813 North Main Street (as described more fully in Ordinance Number 1983-53-0, passed April 11, 1983);
- (9) The Tinker Swiss Cottage, located at 411 Kent Street (as described more fully in Ordinance Number 1983-55-0, passed April 11, 1983);
- (10) The Burpee Art Museum, located at 737 North Main Street (as described more fully in Ordinance Number 1983-54-0, passed April 11, 1983);
- (11) The John Erlander Home, located at 404 South Third Street (as described more fully in Ordinance Number 1986-141-0, passed July 14, 1986);
- (12) The Times Theater Building, located at 222—230 North Main Street (as described more fully in Ordinance Number 1987-39-0, passed February 23, 1987);
- (13) 701—703 Seventh Street (Train depot) (as described more fully in Ordinance Number 1993-240-0, passed September 20, 1993).
- (14) 203—207 West State Street, Four Squires Building (as more fully described in Ordinance Number 1993-257-0, passed September 27, 1993).
- (15) 1900 North Rockton Avenue, West Middle School (as more fully described in Ordinance Number 1996-37-0, passed March 4, 1996).
- (16) 2929 Charles Street, East High School (as more fully described in Ordinance Number 1996-103-0, passed May 6, 1996).
- (17) 1105 North Court Street, Garrison School (as more fully described in Ordinance Number 1996-159-0, passed July 1, 1996).
- (18) 330 North Main Street, Liebling Building, a/k/a Jackson Piano.
- (19) 713 East State Street, Shumway Market Building.
- (20) 605 North Main Street (National Guard Armory).
- (21) 425 East State Street (Rockford City Hall), (as more fully described in Ord. No. 2002-64-0, passed March 11, 2002).
- (22) The old jail building located at 403 Elm Street, (as more fully described in Ord. No. 2002-120-0, passed April 30, 2002).
- (23) Chick House located at 119-123 South Main Street (as more fully described in Ordinance No. 2003-164-O, passed September 22, 2003);
- (24) Elks Club located at 210 West Jefferson Street (as more fully described in Ordinance No. 2003-179-O, passed September 29, 2003);
- (25) Abraham Lincoln Junior High School located at 1500 Charles Street (as more fully described in Ordinance No. 2004-5-O, passed January 12, 2004);
- (26) Beyer Stadium located at 311 15th Avenue (as described more fully in Ordinance No. 2004-105-O, passed June 21, 2004);
- (27) Booker Washington Center located at 524 Kent Street/1005 South Court Street (as more fully described in Ordinance No. 2015-243-O, passed November 16, 2015);
- (28) Witwer House located at 504 North First Street, (as more fully described in Ordinance No. 2019-016-O, passed January 14, 2019).

ARTICLE III. - HISTORIC DISTRICT DESIGNATION

Sec. 113-65. - Petitions for designation, amendment, dissolution.

(a) *Form.* Any person, organization or association may present to the commission, by filing with the secretary thereof, a petition requesting that a defined geographic area be designated a historic district, that a defined geographic area be added to or deleted from an existing historic district, or that an existing historic district be dissolved. The petition shall be in the form required by the commission and shall elicit information related to the criteria for granting the petition as stated in

[section 113-67](#). The petition shall contain the signatures of owners of record as required by subsection (b) of this section, and shall be accompanied by the fee established in subsection (c) of this section.

(b) Signatures.

(1) *Designation*. A petition for designation of a historic district shall contain the signatures of the owners of record of no less than 66 percent of the properties proposed for inclusion in the district.

(2) *Additions or deletions*. A petition for the addition of properties to or deletion of properties from an existing historic district shall contain the signatures of the owners of record of the same percentage of the properties proposed for addition or deletion as was initially required of all the properties in the district at the time the existing district was initially designated.

(3) *Dissolutions*. A petition for dissolution of a district shall contain the signatures of the owners of record of the same percentage of properties in the district as was required for designation of the district.

(c) Fees. Each petition submitted to the commission under this section shall be accompanied by a fee in the amount established by the city. A petition submitted without this fee shall have no effect under this chapter.

Sec. 113-66. - Requirements for granting petitions.

Before a petition is granted under this chapter, the following requirements, which are applicable to the particular type of petition shall be met:

(1) In the case of designation:

a. The geographic area, which is the subject of the petition has definable boundaries in the form of natural features or existing physical improvements; and

b. A visual sense of history exists within the proposed boundaries; and

c. The buildings, places or areas within the proposed district, by their inclusion therein, are of sufficient historic significance to be worthy of rehabilitation, restoration and preservation because either:

1. The proposed district contains, within definable geographic boundaries, one or more landmarks along with such other buildings, places or areas, which, while not of such historic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark located within the district; or

2. The proposed district contains, within definable geographic boundaries, such buildings, places or areas that, while not of such individual significance to be designated as landmarks, nevertheless, as an aggregate, possess historic significance for the city in:

(i) Establishing a sense of time and place unique to the city; and/or

(ii) Exemplifying or reflecting the cultural, social, economic, political or architectural history of the nation, the state or the city; and/or

(iii) Representing distinguishing characteristics of an architectural type which is inherently valuable for studying a period, style, method of construction, indigenous materials or unique craftsmanship.

(2) In the case of addition to existing historic districts:

a. The historic district, after inclusion of the property or properties proposed for addition, constitutes one contiguous area without holes or gaps, defined by natural or existing improved boundaries.

b. The proposed addition does not impair the visual sense of history within the existing historic district.

c. Properties within the proposed addition possess historic significance or characteristics compatible with that found to exist in the original district at the time it was designated.

(3) In the case of deletion from existing historic districts:

a. The historic district, after removal of the property or properties proposed for deletion, constitutes one contiguous area without holes or gaps, defined by natural or existing improved boundaries.

b. The historic district, after removal of the property or properties proposed for deletion, retains the historic significance or historic characteristics found to exist at the time the district was originally designated.

c. The property or properties proposed for deletion do not materially contribute to the historic significance or historic characteristics found to exist at the time the district was originally designated.

(4) In the case of dissolutions of existing historic districts, an existing historic district may be dissolved upon petition to the commission and compliance with the same procedure and according to the same requirements for designation set forth in subsection (1) of this section.

Sec. 113-67. - Planning division review.

(a) The secretary shall within five working days of receipt of the completed petition and all required information, refer the petition and information to the planning division, department of community and economic development, for its review and comment.

(b) The planning division, department of community and economic development, shall review the petition to determine its conformity with the standards of this chapter for granting the petition, an assessment of the petition's impact on development within the city, conformity of the petition with the general plan, and assessment of the economic effects which the petition may have upon the city. The planning division may, from time to time, confer with a representative of the petitioners in order to compile adequate information upon which to make its comment.

(c) Within 30 days of receipt of the petition from the secretary, the planning division shall submit its recommendations concerning the petition to the commission.

Sec. 113-68. - Public hearing.

(a) The commission shall determine any properties which may be materially affected by the petition, and the secretary shall forthwith send by mail, postage prepaid, to the owners of those properties and to the owners of all property in the affected or proposed historic district as they appear on the most recent real estate tax list, reasonable notice of a public hearing to be held by the commission on the petition. Further, the secretary shall cause notice to be published in a newspaper of general circulation in the city setting forth the nature of the hearing, the property involved, and the date, time and place of the scheduled hearing. The hearing shall be held no sooner than 15 days, nor later than 45 days, from receipt of the planning division's recommendations. All public hearings shall be completed within 60 days of receipt of the recommendations of the planning division.

(b) At the public hearing, the commission shall view and hear all information presented to it pertaining to whether the petition is appropriate under the requirements of [section 113-67](#). The commission shall afford the opportunity of any persons thereat to present their views pertinent to the petition. If the commission must schedule any subsequent meetings for further public hearing on the petition, it shall so announce at the first meeting.

Sec. 113-69. - Determination by council.

(a) *Commission's report.* The commission shall review all information presented to it pertinent to the petition and shall present and submit to council, within 30 days of the last public meeting considering the proposed designation, a written report containing its findings and recommendations. A copy of said report shall be sent to every person making a written request to the secretary for a report and to each member of the council committee designated to make recommendations to the council on petitions submitted from this chapter.

(b) *Referral to other committees.* The report and recommendations of the commission shall be referred to the code and regulations committee or such other designated council committee, and the committee's recommendations shall be presented to the council for decision.

(c) *Approval of petition.* An ordinance passed by majority vote of council is required to approve a petition. The council shall take final action approving or denying the petition within 60 days of the submission of the report of the commission. Upon designation or addition to an existing historic district by ordinance of the council, such geographic area shall be considered a historic district, afforded the protection of this chapter as administered by the commission. Upon deletion from or

dissolution by ordinance of the council, the geographic area affected shall no longer be subject to the regulations of this chapter.

(d) *Denial of application and petition.* Denial of an application and petition may occur in one of two ways:

(1) A majority vote of the council adopting a committee report recommending denial of a petition shall be deemed a final decision of denial.

(2) If the council fails to act within 60 days, the petition shall be deemed denied.

Sec. 113-70. - Pending council designation.

Upon the submission of a petition to create a historic district or an addition to an existing district to the historic preservation commission, all permits issued by the building official for property within the area of contemplated designation shall be accompanied by a certificate of appropriateness from the commission, at least until such time as a final determination is made on the petition. Notwithstanding the above language, the building official may issue permits for work done on the interior of a structure when, in the building official's judgment, the permits are for the repair or upgrading of the existing building, plumbing, electrical or heating and cooling systems in that building. After a denial by council, a new petition for the same area shall not be considered for a period of one year from the date of denial.

Sec. 113-71. - Notice of designation.

Within five working days after designation, or addition to an existing historic district, and on a yearly basis thereafter, the secretary shall notify all property owners within the boundaries of the historic district that the area has been designated as such, and that an owner must possess a certificate of appropriateness before he can procure a building permit, or otherwise materially affect the exterior appearance of his property. If an area is deleted from a historic district or a district is removed from designation, the secretary shall notify the owners of the properties deleted or removed.

Sec. 113-72. - Historic district designation.

The following buildings, places or areas have been designated historic districts:

(1) Haight Village (as described more fully in Ordinance No. 1980-258-O, passed December 29, 1980);

(2) Garfield Avenue (as described more fully in Ordinance No. 1982-26-O, passed March 1, 1982);

(3) Brown's Hills-Knightsville (as described more fully in Ordinance No. 1984-12-O, passed February 6, 1984), including 748 Joslyn Street;

(4) Indian Terrace (as described more fully in Ordinance No. 1984-11-O, passed February 6, 1984); and

(5) Area bounded by North Main, West State and North Wyman streets and the alley north of State Street (Northeast State and Main) (as described more fully in Ordinance No. 1993-275-O, passed October 18, 1993)

(6) Peacock Brewery Historic District (as more fully described in Ordinance No. 2009-033-O, passed March 16, 2009).

Sec. 113-73. - District status recorded with deed.

(a) In cases where a new historic district is designated or an area is added on to an existing historic district, a copy of the ordinance designating the new district or the addition shall be recorded with the deed to all properties included in the designation by the commission at the office of the county recorder of deeds.

(b) In cases where areas are deleted from an existing historic district or designation of an entire district is removed, a copy of the ordinance removing said designation shall be recorded with the deed of all affected properties at the office of the county recorder of deeds.

ARTICLE IV. - CERTIFICATE OF APPROPRIATENESS

Sec. 113-105. - Required.

No alteration, improvement or demolition shall be allowed within a designated historic district or upon a landmark site unless a certificate of appropriateness has been issued by the historical preservation commission; further, no building permit or demolition permit shall be issued for any landmark or any historic structure until the building official is satisfied that the applicant for the permit has been issued said certificate.

Sec. 113-106. - Criteria in granting a certificate.

(a) In reviewing an application for a certificate of appropriateness, the commission shall consider the appropriateness to the historic district or to the landmark of the proposed alteration, new construction or demolition and whether such proposed alteration, new construction or demolition will further the purposes of this historic preservation ordinance. The commission shall consider a proposed alteration, new construction or demolition for any historic structure from the visual perspective of the street, public way or public buildings; and shall not deny a certificate for an alteration, new construction or demolition that is not subject to public view.

(b) The commission shall decide upon the issuance of a certificate by reference to the "Secretary of the Interior's Standards for Rehabilitation," as published in 36 CFR 67, and as revised from time to time, and hereby adopted by reference, and by further reference to such specific design standards as the commission may adopt, based on those standards that may require for the designation of the landmark or historic district. Such specific standards shall relate to the historical significance, the architectural value, the unique design, arrangement, texture, material or color of the building, place or area in question, for the relation of such improvement to similar improvements in the immediate surroundings, and the position of such improvement in relation to the street or public way and to other improvements.

(c) Before granting a request for a certificate to demolish a structure, the commission must find that at least one of the following conditions exists:

(1) The demolition request is for an inappropriate addition, a nonsignificant portion of a building, or a nonsignificant accessory structure; provided that the demolition will not adversely affect those parts of a building which are significant as determined by the commission;

(2) The demolition request is for a noncontributing building and the demolition will not adversely affect the character of the district; or

(3) The building official of the city certifies that demolition is required for the public safety because of an unsafe or dangerous condition.

(d) The commission shall not deny the granting of a certificate of appropriateness whenever the applicant shows that the alteration, new construction or demolition will enhance, or is not inconsistent with, the inherent historic value of the landmark or of the historic district.

(e) Nothing in this chapter shall be construed to prevent work or repairs on any structure or site coming under the heading of ordinary maintenance as defined in [section 113-2](#), nor to prevent any alteration or demolition which the building official shall certify is required by the public safety because of an unsafe or dangerous condition, nor to prevent any alteration, new construction or demolition under a permit issued by the building official prior to the date of petitioning for the designation of a historic district or landmark.

Sec. 113-107. - Maintenance and repair required.

(a) All historic structures, whether owned or controlled privately or by any public body, shall receive reasonable care, maintenance and upkeep appropriate for the preservation, protection, perpetuation or use in conformity with the purposes of this chapter and the building code of the city. Neither the owner of nor the person in charge of such a structure shall permit such structure, real estate or improvement to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce in the judgment of the commission a detrimental effect upon the appearance, life or character of the improvement, or on the character of the district as a whole where applicable. Provisions of this section shall apply to all properties that have been designated by the city as landmarks or as part of a historic district.

(b) All historic structures shall be maintained in good condition and repair so as to avoid deteriorating or inadequate foundations, defective or deteriorating roofs or roof supports, chimneys and exterior walls, subject to buckling, listing or sagging, deteriorating or ineffective waterproofing of exterior walls, roofs and foundation, and broken windows or doors or any other fault or defect which renders a structure unsafe or not protected from weathering. In addition, all such premises or vacant property shall be kept clear of all weeds, fallen trees or limbs, debris, abandoned vehicles and all other refuse as specified under this Code and the building code of the city.

(c) A violation of this section may subject the property owner to the penalties set forth in [section 113-140\(b\)](#).

(d) The commission shall give written notification by certified mail, return receipt requested, of any violation of this section to the owner or lessor or trustee or other legally responsible party for such property, stating in such notification that they have inspected the property and have found it in violation of this section. They shall state in the notification in clear precise terms a description or explanation of the violation. The legally responsible party shall have 30 days from their receipt of the notice of violation in which to correct such violation or to give satisfactory evidence that they have taken steps that will lead to correcting such violation within a stated period of time, which time must be agreeable to the commission as being fair and reasonable.

(e) The owner, trustee, lessor or other legally responsible party shall be deemed to be in violation of this section if after 30 days of written notification by the commission the violation has not been corrected or is not in the process of being corrected within a reasonable amount of time as determined by the commission. A second notice of the violation shall be sent to the legally responsible party by certified mail, return receipt requested.

(f) An owner, lessor, trustee or other legally responsible party who is deemed to be in violation of this section may, on his own behalf, request a hearing before the commission. Such a request shall be made within ten days of receipt of the second notice of violation. If no request is received by the commission during this time period, the violation notice shall become final.

(g) In the event a public hearing is requested, it shall be held by the commission within 30 days' written notice mailed by certified mail, return receipt requested, to the owner of record and to all persons having any right, title or interest in the subject property, and by first class mail to the occupant or other persons responsible for the maintenance of the property.

(h) After the public hearing on the issue of a violation of this section, if the commission still finds demolition should be prevented, it shall instruct the secretary to issue a final notice to be mailed by certified mail, return receipt requested, to the owner of record and to all persons having any right, title, or interest in the subject property, and by first class mail to the occupant or other person responsible for the maintenance of the property stating the items of repair and maintenance necessary to correct or prevent further deterioration.

(i) The property owner or other responsible person shall institute corrective action to comply with the final notice within 30 days of receipt of the final notice, unless an extension is granted by the commission.

Sec. 113-108. - Application for certificate.

Applications for certificates of appropriateness shall be filed with the secretary of the commission on forms provided by the commission.

Sec. 113-109. - Issuance of certificate.

(a) The commission shall review all applications presented to it for certificates of appropriateness at its regular monthly meetings, and shall grant or deny at said meeting a certificate. The denial of a certificate shall be accompanied by a written statement indicating the reasons for denial.

(b) Upon the granting of a certificate by the commission, the secretary shall sign and issue to the applicant a certificate of appropriateness. The secretary shall send a list of those individuals issued a certificate to the building official and, where appropriate, the zoning supervisor.

(c) A certificate of appropriateness shall expire six months after the date of issuance and shall be ineffective for the granting of a building, demolition, or sign permit.

Sec. 113-110. – Hardship.

(a) The commission shall issue a certificate of economic hardship upon determination that its failure to issue a certificate of appropriateness has denied, or will deny, the owner of a landmark or a property within a historic district all reasonable use of, or return on, the property. Application for a certificate of economic hardship shall be made on a form supplied by the commission and in the manner described in subsections (b) through (e) of this section.

(b) Upon final notification from the commission of its decision to deny an application for a certificate of appropriateness to construct, reconstruct, alter, add to, demolish or relocate a historic structure, the applicant may, within 30 days, apply to the commission for an economic hardship exemption on the basis that denial of the certificate will result in loss of all reasonable use of or return from the property. Applications for a certificate of economic hardship may not be submitted until after the commission has taken final action on an application for a certificate of appropriateness. The commission shall schedule a hearing concerning the application and notify the owner of the property of the date, time and place of the hearing.

(c) The commission may solicit expert testimony or require that the application for a certificate of economic hardship include submissions concerning any or all of the following information before it makes a determination on the application:

- (1) The amount paid for the property, the date of purchase and the party from whom purchased, and any terms of financing between the seller and buyer;
- (2) The assessed value of the property according to the two most recent assessments;
- (3) All real estate taxes for the previous two years;
- (4) The remaining balance on any mortgage or any other financing secured by the property and annual debt service, if any, for the previous two years;
- (5) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property;
- (6) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years, including testimony and relevant documents regarding:
 - a. Any real estate broker or firm engaged in to sell or lease the property;
 - b. Reasonableness of the price or rent sought by the applicant; and
 - c. Any advertisements and/or multiple listings placed for the sale or rent of the property;
- (7) Any consideration by the owner as to profitable adaptive uses for the property;
- (8) If the property is income-producing, the annual gross income from the property for the previous two years, itemized operating and maintenance expenses for the previous two years, depreciation deductions and annual cash flow before and after debt service, if any, during the same period;
- (9) The form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other;
- (10) If the property is owned by a not-for-profit corporation, a statement of the purpose for which the property was purchased, whether the property continues to serve that purpose, and how denial of the certificate of appropriateness affects the organization's ability to carry out its stated mission;
- (11) The infeasibility of profitable alternate uses for the property as considered in relation to the following:
 - a. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
 - b. Estimated cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the commission for changes necessary for the issuance of a certificate of appropriateness. Estimates for each are to be obtained from at least two sources; and
 - c. Estimated market value of the property in the current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;

(12) Any other information, including the income tax brackets of the owner, applicant, or principal investors in the property, considered necessary by the commission to a determination as to whether the property does yield or may yield a reasonable return to present or future owners.

(d) The applicant bears the burden of proof that the existing use of the property is economically infeasible and that the sale, rental, or rehabilitation of the property is not possible, resulting in the property not being capable of earning any reasonable economic return. Proof of economic hardship is not established solely by submission of proof of actual financial loss or lost opportunity to obtain increased return from the property, although these are factors to be considered by the commission. Proof of economic hardship must be established by clear and convincing evidence.

(e) If the commission finds that, without the approval of the proposed work, the property and improvements cannot be put to a reasonable use or the owner cannot obtain a reasonable economic return therefrom, then the application shall be delayed for a period not to exceed six months. During the period of delay, the commission shall investigate alternatives that would allow for a reasonable use of the subject property. Such alternatives may include, but are not limited to, a relaxation of the provisions of this chapter. If by the end of the six-month period the commission has found that, without approval of the proposed work, the property and improvements cannot be put to a reasonably beneficial use or the owner cannot obtain a reasonable economic return therefrom, the commission shall issue a certificate of economic hardship approving the proposed work. If the commission finds otherwise, its denial of a certificate of appropriateness shall stand. In granting a certificate of economic hardship, the commission may prescribe any conditions or limitations that may be necessary to minimize the adverse impact of the proposed work. Written notice of the commission's decision shall be provided to the applicant within seven days.

Sec. 113-111. - When building or demolition permit is not required.

When neither a building nor demolition permit is required, if a proposed alteration or demolition constitutes a material change in the exterior appearance of a landmark or of property within a historic district, then a certificate of appropriateness shall be required. Failure to receive a certificate prior to effecting such material change shall constitute a violation of this chapter.

Sec. 113-112. - Appeals.

Decisions of the commission in the granting, denying or reviewing of the granting or denying of certificates of appropriateness or certificates of economic hardship shall be final administrative decisions. Appeals to said decisions of the commission shall be had directly to a court of competent jurisdiction.

ARTICLE V. - MISCELLANEOUS PROVISIONS

Sec. 113-138. - Zoning.

(a) Whenever an application for a zoning map amendment, variation, or special use permit, including a modification or renewal thereof, is submitted to the zoning officer for property within a designated historic district, or which is a landmark site, then a notice of any public hearing to be held on the application by the zoning board of appeals shall be sent to the commission. Such notice shall be the same as that sent to owners of property adjacent to that for which the application was filed. The commission shall have the status of legal objector at the time of the public hearing and may submit its comments to the zoning board of appeals, which shall consider such comments, decisions or recommendations on the application.

(b) In cases where a zoning application will result in actions requiring issuance of a certificate of appropriateness by the commission, said certificate shall be obtained prior to hearing of the zoning application by the zoning board of appeals.

(c) Any external changes not requiring action by the zoning board of appeals, but which do require a certificate of appropriateness from the commission, shall have said certificate prior to granting zoning clearance.

Sec. 113-139. - Eminent domain.

In the exercise of the powers granted herein for the protection of any landmark or historic district, the commission may recommend to the city council, through the finance and personnel committee, that the council exercise its power of eminent domain on behalf of the commission.

Sec. 113-140. - Violations.

- (a) Any person who causes the alteration of any designated historic structure or any landmark shall be guilty of an offense.
- (b) Any unauthorized demolition of a landmark or any property within a historic district shall be punishable by a fine of not less than \$500.00. In the case of any unauthorized demolition, the city may refuse to issue a building permit for the subject property for a period not to exceed three years after the violation.
- (c) The unauthorized removal of a significant healthy tree as defined in [section 113-2](#) from within a historic district or on a designated landmark property shall be punishable by a fine of not less than \$500.00.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Secretary of the Interior's Standards for Rehabilitation can be found on their website. The link to the website is located here: <https://www.nps.gov/tps/standards/rehabilitation.htm>

THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. It includes not only properties of national significance, but those of state and local significance as well.

Placement on the Register can aid in the preservation of historical properties by:

- Stopping the damage or destruction of registered places by projects involving federal projects by requiring them to examine alternatives. "Federal projects" would include anything licensed, funded or assisted by the federal government.
- Providing opportunities for preservation incentives such as

- Federal preservation grants for planning and rehabilitation.
 - Federal investment tax credits.
 - Preservation easements to nonprofit organizations
 - International building code fire and life safety code alternatives.
- Offering property tax assessment incentive for rehabilitating single-family, owner-occupied residences.
 - Increasing awareness and appreciation of registered places.

*Inclusion on the Register does *not* require owners to obtain prior approval to change their property.

Definition of a National Register Place

Districts, sites, buildings, structures or objects that possess integrity of location, design, setting, materials, workmanship, feeling and:

- Generally, the property is at least 50 years old and looks much the way it did in the past;
- Is associated with events, activities, or developments that were important in the past;
- Are associated with the lives of people who were important in the past;
- Has significant architectural history, landscape history, or engineering achievements;
- Has the potential to yield information through archeological investigation about our past.
- Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Has yielded or may be likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years are not considered eligible for placement on the Register. However, exceptions can be made if the places are integral parts of districts that do meet the criteria, or if they fall within one of the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- A birthplace or grave of a historic figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance; or
- A property achieving significance within the past 50 years if it is of exceptional importance.

A Step-by-Step Description of the National Register Process in Illinois

- The applicant reviews information about the National Register from the Illinois State Historic Preservation Office's website (<https://www2.illinois.gov/dnrhistoric/Preserve/Pages/Places.aspx>) and the National Park Service's website (<https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm>).
- The applicant contacts SHPO staff if they have any questions. The applicant is required to fill out the Preliminary National Register Evaluation Form first, unless the property or district has been determined eligible for listing previously.
- The applicant receives an advisory staff opinion as to whether the place is a likely candidate for the National Register. (NOTE: If the applicant receives a staff opinion advising that the place is not suitable for the National Register but wishes to prepare a nomination form, the points in the staff's advisory letter will deserve special attention in the nomination form. The points raised by the staff anticipate difficult questions that will likely be raised by subsequent reviewers.)
- The applicant submits a completed nomination form along with additional supporting materials. Detailed instructions on how to complete the form is located here: <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>
- The complete and correct nomination form will be scheduled for the next meeting of the Illinois Historic Sites Advisory Council. There are deadlines throughout the year for the Advisory Council meetings. The owner of the property and the relevant local government are notified of the Advisory Council's pending consideration and are given at least 30 days before the Council's meeting to comment on the proposed designation. In cases where there are more than 50 owners within a proposed historic district, owners will be given general notice by newspaper legal notice. At the Advisory Council meeting, the applicant and other interested parties can address the Council relative to the proposed designation, according to the Council By-Laws. In cases where the place is within a community such as Rockford which has a Certified Local Government status, the complete and correct nomination will be forwarded to the local government for comment before the Council meeting.
- If the Council advises for designation of the property, the nomination will be forwarded to the State Historic Preservation Officer, who evaluates the place and can nominate it to the National Register. (NOTE: If the Council advises against designation, one year must elapse and substantively new information must be submitted in order for the subject place to be returned to the Council's consideration.)
- The Keeper of the National Register, Washington, D.C., who has the final authority to designate a place, will review the nominated place. All interested parties will have an opportunity to comment on the proposed designation. If the nomination is approved, the place is designated in the National Register of Historic Places.

Details of the Designation Process

Council membership: The Illinois Historic Sites Advisory Council meets three times a year and is comprised of 15 members. There are at a minimum, three historians, three architectural historians, or architects with a preservation background, and three

archaeologists. The remaining six members have to have a preservation interest and are drawn from supporting fields, such as, but not limited to planning, law, local government, and historical geography. Lastly, a representative from both the Abraham Lincoln Presidential Library, and Illinois State Museum serve on the Council in an advisory capacity as non-voting members.

Notification: The owner of the property and the relevant local government are notified of the Council's pending consideration and are given at least 30 days before the Council's meeting to comment on the proposed designation. In cases where it is impractical to notify owners individually (usually historic districts), owners will be given general notice by means of a legal notice in an appropriate local newspaper.

Owner objection: An owner can prevent designation of a place by submitting a notarized letter to the Illinois State Historic Preservation Office at any time before final designation by the Keeper of the National Register and stating (a) the address of the property, (b) that he/she is the owner of record, and (c) that he/she opposes designation. In the case of a proposed district, a majority of the owners submitting similar letters are required to prevent a place from being designated.

Eligible: When an owner objects, the nomination still proceeds through the various review stages. However, the Keeper will instead determine that the property is *eligible* for listing on the National Register rather than listing it due to the owner's objection. If at a future date the objection is removed, the property will be listed. *Eligible* properties receive the same protection as *listed* properties, but are not eligible for grants or tax incentives.

SURVEY FORMS

ROCKFORD HISTORIC RESOURCES INVENTORY

Property Survey

Date: _____

Name: _____

Address: _____

Architect or Builder: _____

Date Built: _____

Style: _____

Condition: (Circle) Excellent - Good – Fair - Deteriorated

Type: Residential: (Circle) Single – 2-family – Apt. - Rowhouse _____

Non-Residential: (Circle) Church - Commercial - Factory - School _____

Materials: Building: (Circle) Frame - Brick - Stone - Other _____

Foundation: (Circle) Brick - Stone - Poured - Other _____

Color(s): _____

Other Buildings: _____

Roof Style: (Circle) Mansard - Gable - Gambrel - Hip - Flat _____

Roof Materials: _____

Other Features: Doors: _____
 Windows: _____
 Ornament: _____
 Miscellaneous: _____

Modifications: (Circle) Major - Moderate - Minor

Description: _____

Sources: _____

Survey By: _____

The following format was used as an index card system by the DNR in the 1970's. This was used as the precursor to the survey forms prior to the establishment of the HPC. An electronic record of these cards has been save in the Community and Economic Development share drive.

ADDRESS: 425 East State Street

NAME: Manufacturer's National Bank Building
STYLE: Commercial - Classical Revival
ORIGINAL FUNCTION: Bank/Office Building
ARCHITECT /BUILDER: Edward Peterson Gilbert Johnson

DATE BUILT: 1926

FILM: Roll 26 # 23

INVENTORY RANK: 1

TAX NUMBER:

LISTINGS: National Register East Side Historical District Primary Building Illinois Historic Structures
Survey P

SIGNIFICANCE: Architecture, Commerce, Government

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*All publications listed here are available at the Rockford Public Library, 215 North Wyman Street.

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(Duplicated in the *Combined Atlases* Original shows all buildings in the City, indicating their shape, composition and owner's name.)

Sanborn Map Co. *Insurance Maps of Rockford, Illinois*. New York: Sanborn Map Co., 1913, corrected to 1930.
(Shows all structures in the City, indicates type of construction and shape. Corrections have been pasted in so it is possible to discern changes between 1913 and 1930.)

West Rockford Map. (1870 or 1871).
(Insurance-type map showing all structures included in the area bounded by the Rock River and Chestnut, Court and Mulberry Streets. Indicates address, building composition and business type. Some businesses labeled.)

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(Good for public and Industrial buildings of the 1920's and 1930's. Good Rockford chronology in rear.)

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